



Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	City of Bellevue Bridle Trails Neighborhood Park
LOCATION:	4432 140th Ave NE
FILE NUMBERS:	22-105126-GD
PROPONENT:	Scott VanderHyden, City of Bellevue
DESCRIPTION OF PROPOSAL: Application for preliminary SEPA review to develop a 1.35 acre vacant lot into a neighborhood park. The proposal includes public right-of-way frontage improvements, utility improvements, parking, play area, walking trails, picnic shelter, restroom, landscaping and open lawn space.	

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

DATE ISSUED: September 22, 2022

APPEAL DATE: October 6, 2022

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Reilly Pittman

Issued By: *Planning Manager* for
Elizabeth Stead, Environmental Coordinator
Development Services Department

Date: 9/22/22

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Bridle Trails 140th Ave. NE Neighborhood Park**
2. Name of applicant: **City of Bellevue Parks & Community Services Dept.**

3. Address and phone number of applicant and contact person: **PO BOX 90012 Bellevue WA , 98009 Scott Vander Hyden, Project Manager 425-864-1562**

4. Date checklist prepared:

Date submitted 04/01/22

5. Agency requesting checklist: **City of Bellevue**

6. Proposed timing or schedule (including phasing, if applicable): **Construction expected to begin 1st quarter 2023. Expect 4-5 month construction window.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Wetland report, geotechnical report, site survey, critical areas boundary delineation. City of Bellevue permits for construction including clear & grade, utilities extension agreement permits.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **Permits for the development of the residential property adjacent and to the north.**

10. List any government approvals or permits that will be needed for your proposal, if known. **Clear & Grade permit, utilities extension agreement, building permit, plumbing permit.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **Development of approximately 1.35 acres for a neighborhood park. Design includes Right of Way frontage Improvements, utility improvements, a 10-12 space parking lot, play area, open lawn area, walking trails, picnic shelter, restroom, and landscaping.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **4432 140th Ave. NE Bellevue Wa. 98004**

Lot 1 of City of Bellevue Short Plat No. PSP-98-2249, as recorded under Recording No. 20001213900009, Records of King County Auditor, being a portion of the South One Third of the Northwest Quarter of the Southeast Quarter of Section 15, Township 25 North, Range 5 East, W.M. Situate in the City of Bellevue, County of King, State of Washington

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____ **Western 2/3 rd of the site is flat, eastern 1/3 rd slopes gently towards the southeast.**

b. What is the steepest slope on the site (approximate percent slope)? **Approx. 18.6%**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **Gravelly Fine and Fine to Medium SAND Some Silt; Agricultural soils N/A**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Grading on the site will consist of cutting approximately 247 CY and filling approximately 724 CY, utilizing a reputable source of free draining structural soil for the fill. Total area of fine grading is approximately 55,836 SF, not to exceed the site's NGPA boundary.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Possible minor erosion could occur during construction, however with proper TESC installation and monitoring not likely to occur.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approx. 15%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **An approved Stormwater Pollution Control Plan (SWPPP) with TESC and monitoring will be required.**

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Typically emissions from construction equipment during construction. Once project is complete, typical maintenance equipment such as mowers.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Only run equipment as needed.**

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
The site contains a Category II wetland; surface water flows into Valley Creek, directly east of the property.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **The property boundary is approx. 140 feet from the Valley Creek delineation. Any work within 200 feet of Valley Creek will be slight grading to tie into existing grades.**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **No discharge.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The primary source of stormwater runoff will be rainfall. A system of catch basins and pipes will be used to collect stormwater and route to the proposed detention facility. Stormwater will be discharged to the adjacent wetland east of the project site, eventually reaching Valley Creek.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No. The project will utilize best management practices (BMPs) and the requirements of the approved SWPPP during construction to minimize waste materials from entering groundwater or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, the proposed project will not alter current drainage patterns. In the existing conditions, runoff generally sheet flows toward a wetland along the eastern border of the property line. The proposed drainage infrastructure will follow existing topography and discharge to the same wetland to the east.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The project proposes to install flow control facilities in accordance with City of Bellevue standards. Providing these detention facilities will significantly reduce runoff rates impacted by the addition of impervious surfaces. Infiltration feasibility is being evaluated, but the detention facility will use the design infiltration rate provided by the geotechnical engineer.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other

- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? **Selective tree removal, approx. 7, 1.35 acre weeds and scrub grasses removal.**
- c. List threatened and endangered species known to be on or near the site. **None known**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Both ornamental and native trees and shrubs will be planted throughout the vegetative landscaped area of the 1.35 acres to be developed.**
- e. List all noxious weeds and invasive species known to be on or near the site. **Himalayan Blackberry**

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. **Birds: likely incl. heron, eagle, songbirds. River Otter have been seen. Likely coyote, racoon and othet typical NW animals and birds would be present.**

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. **Gray Wolf, North American Wolverine, Marbled Murrelet, Streaked Horn Lark, Yellow-billed Cuckoo, Bull Trout**
- c. Is the site part of a migration route? If so, explain. **Not known.**

d. Proposed measures to preserve or enhance wildlife, if any: ***Native plantings to be used in vicinity of critical area buffer will be planted to enhance habitat and provide benefits to pollinators. Large woody debris and mulch will be provided that allows habitat for insects and invertebrates. Large trees will be planted to provide future nesting opportunities for birds.***

e. List any invasive animal species known to be on or near the site. ***None known.***

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. ***N/A***

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. ***No***

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: ***None***

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. ***No***

b. Describe any known or possible contamination at the site from present or past uses. ***None known.***

c. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. ***None known.***

d. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. ***Gasoline for construction and maintenance equipment.***

e. Describe special emergency services that might be required. ***Fire Department, Police Department for an emergency or security needs at a public Park.***

f. Proposed measures to reduce or control environmental health hazards, if any: **None**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Traffic**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Traffic, construction equipment short term. 7AM-5PM weekdays for 4-5 months. After development, public use of the site as public park, year around open dawn to dusk.**

3) Proposed measures to reduce or control noise impacts, if any: **Limited hours of construction 7AM-5PM weekdays only. Day use only during park hours once open.**

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **Current use of the site is an undeveloped City of Bellevue Park property. There are single use residential homes adjacent to the property on the north and south and across 140th on the west. Land uses will not be affected by the proposed park development.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how **No.**

c. Describe any structures on the site. **The site is cleared of all structures.**

d. Will any structures be demolished? If so, what? **None**

e. What is the current zoning classification of the site? **Single use residential.**

f. What is the current comprehensive plan designation of the site? **Public Park**

- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **A portion of the site is designated native growth protection (NPA) with a critical area buffer.**
- i. Approximately how many people would reside or work in the completed project? **The park would be maintained by the City of Bellevue Parks Depart. Weekly maintenance on the site would occur with 2 or 3 staff.**
- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Review by City of Bellevue Land Use staff.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **N/A**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **N/A**
- c. Proposed measures to reduce or control housing impacts, if any: **N/A**

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Picnic shelter parking lot security lighting pole. Max. 20-25'**

b. What views in the immediate vicinity would be altered or obstructed? **None**

f. Proposed measures to reduce or control aesthetic impacts, if any: **None**

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Soft security light pole in parking lot, dark till dawn, minimal or no glare expected.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**

c. What existing off-site sources of light or glare may affect your proposal? **Street lights, likely no negative impact**

d. Proposed measures to reduce or control light and glare impacts, if any: **None expected to be needed.**

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? **Bellevue Municiple Golf Course, located one block north.**

b. Would the proposed project displace any existing recreational uses? If so, describe. **No, it will increase opportunities.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **Project will provide playground, picnicing, pedestrian trail use, open lawn area for recreation.**

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. **None known.**

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **None known.**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
The DAHP Predictive Model lists this property as Moderate Risk. There are no archaeological sites or cemeteries recorded within 1 mile of the project – the closest site is 1.5 mi NE. The area is surrounded by houses that are older than 50 years, but none have been formally recorded or evaluated. There have been a few surveys within a mile of the parcel, none identified cultural resources in a 1 mile radius.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Ground disturbance will be minimized on areas of the site closer to the critical areas where we will be predominately filling. Other work is in areas that have been previously disturbed by a residential home (not historic) that was previously on the site.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **The proposed project and the park entrance is on a major arterial, 140th Ave NE which connects Bellevue with Redmond.**
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **Public transit is established within a mile of the property, running along 148th Ave NE. The nearest transit stop is approximately .8 miles away, at 148th Ave NE and NE 40th St.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **The project would add 10-12 parking spaces. There is currently no public parking at the proposed site.**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private) **Right of Way and road improvements would include, flashing mid-block crosswalk, park frontage sidewalk, street lighting improvements and Right of Way landscaping and possible underground of overhead utilities.**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **Vehicular trips to the site will not significantly increase the morning or afternoon peak volumes.**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No**
- h. Proposed measures to reduce or control transportation impacts, if any: **Improvements for pedestrian and bicycle access to the site.**

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **Fire and police protection would be required, but not a significant increase.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **There will be no impacts to public services.**

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____ **no services currently on-site. Electric, water, communications at street.**
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Electrical and water services will be required. PSE and City of Bellevue Utilities providers.**

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee SCOTT VANDER HYDEN

Position and Agency/Organization PROJECT MANAGER - CITY OF BELLEVUE PARKS

Date Submitted: 4/1/22

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

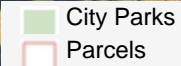
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



The City of Bellevue does not guarantee that the information on this website is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

BRIDLE TRAILS PARK

CITY OF BELLEVUE
BELLEVUE, WASHINGTON



Notes:

- SEE SURVEY SHEET 1 FOR LEGAL DESCRIPTION, NORTH POINT, SCALE.
- ALL PROPERTY WILL BE DEDICATED PUBLIC OPEN SPACE.
- ZONING: Single-Family Residential Estate (R-1)
- PROJECT AREA: 71,740 SF
TOTAL PROPOSED IMPERVIOUS AREA: 11,308 SF

PROJECT CONTACTS

APPLICANT
CITY OF BELLEVUE PARKS

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Bellevue, WA 98004
P: 425-864-1562
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DESIGN TEAM

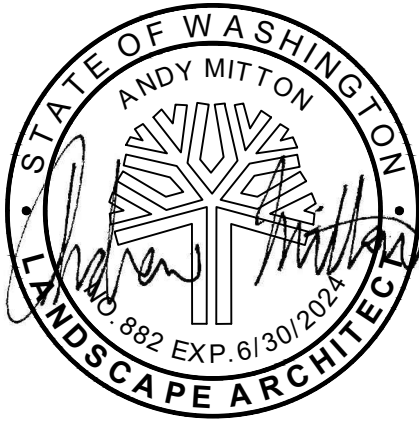
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Primary contact: Eric Sweet



Bridle Trails 140th
Neighborhood Park
City of Bellevue
4432 140th Ave NE, Bellevue, WA 98005

SET TYPE:
PERMIT SET

SET ISSUE DATE:
03.31.2022

REVISIONS:

DRAWN/CHECKED:
SW/LL/AM
SHEET NAME:
COVER SHEET

SHEET NUMBER:

G100

BRIDLE TRAILS PARK

CITY OF BELLEVUE
BELLEVUE, WASHINGTON

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C4.0	FRONTAGE IMPROVEMENT PLAN & PROFILE		
C4.1	FRONTAGE IMPROVEMENT SIGNAGE AND PAVING PLAN		
C4.2	FRONTAGE DETAILS		
L101	SITE PLAN		
L102	SITE PLAN		
L201	DETAILS		
L202	DETAILS		
L203	DETAILS		
L204	DETAILS		
L205	DETAILS		
L301	HORIZONTAL CONTROL PLAN ENLARGEMENT		

ABBREVIATIONS:

&	-	AND
@	-	AT
#	-	NUMBER
Ø	-	DIAMETER
ALUM	-	ALUMINUM
APPROX	-	APPROXIMATE (-LY)
ARCH	-	ARCHITECT
BS	-	BOTTOM OF STAIR
CAL	-	CALIPER
CB	-	CATCH BASIN
CIP	-	CAST IN PLACE
C.I.P.	-	CAST IN PLACE
CJ	-	CONTROL JOINT
CL	-	CENTERLINE
CLR	-	CLEAR (-ANCE)
CONC	-	CONCRETE
DEMO	-	DEMOLISHED, DEMOLITION
DIA	-	DIAMETER
DIAM	-	DIAMETER
E	-	EAST
EJ	-	EXPANSION JOINT
EL	-	ELEVATION
EQ	-	EQUAL
EXP. JT.	-	EXPANSION JOINT
F.O.I.C	-	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FG	-	FINISHED GRADE
FFE	-	FINISHED FLOOR ELEVATION
FS	-	FINISHED SURFACE
GA	-	GAUGE
GAL	-	GALLON
GALV	-	GALVINIZED
HP	-	HIGH POINT
HT	-	HEIGHT
IE	-	INVERT ELEVATION
JT.	-	JOINT
LP	-	LOW POINT
MAX.	-	MAXIMUM
MIN	-	MINIMUM
N	-	NORTH
N.I.C	-	NOT IN CONTRACT
OC	-	ON CENTER
O.D.	-	OUTER DIAMETER
POB	-	POINT OF BEGINNING
POC	-	POINT OF CONNECTION
PT	-	POINT
R	-	RADIUS
SF	-	SQUARE FOOT
SQ	-	SQUARE
SSTL	-	STAINLESS STEEL
STRUC	-	STRUCTURAL
TS	-	TOP OF STAIR
TYP.	-	TYPICAL
W/	-	WITH

NW 1/4, SE 1/4, SEC. 15, TWP 25 N., RNG. 05 E., W.M.

LEGEND

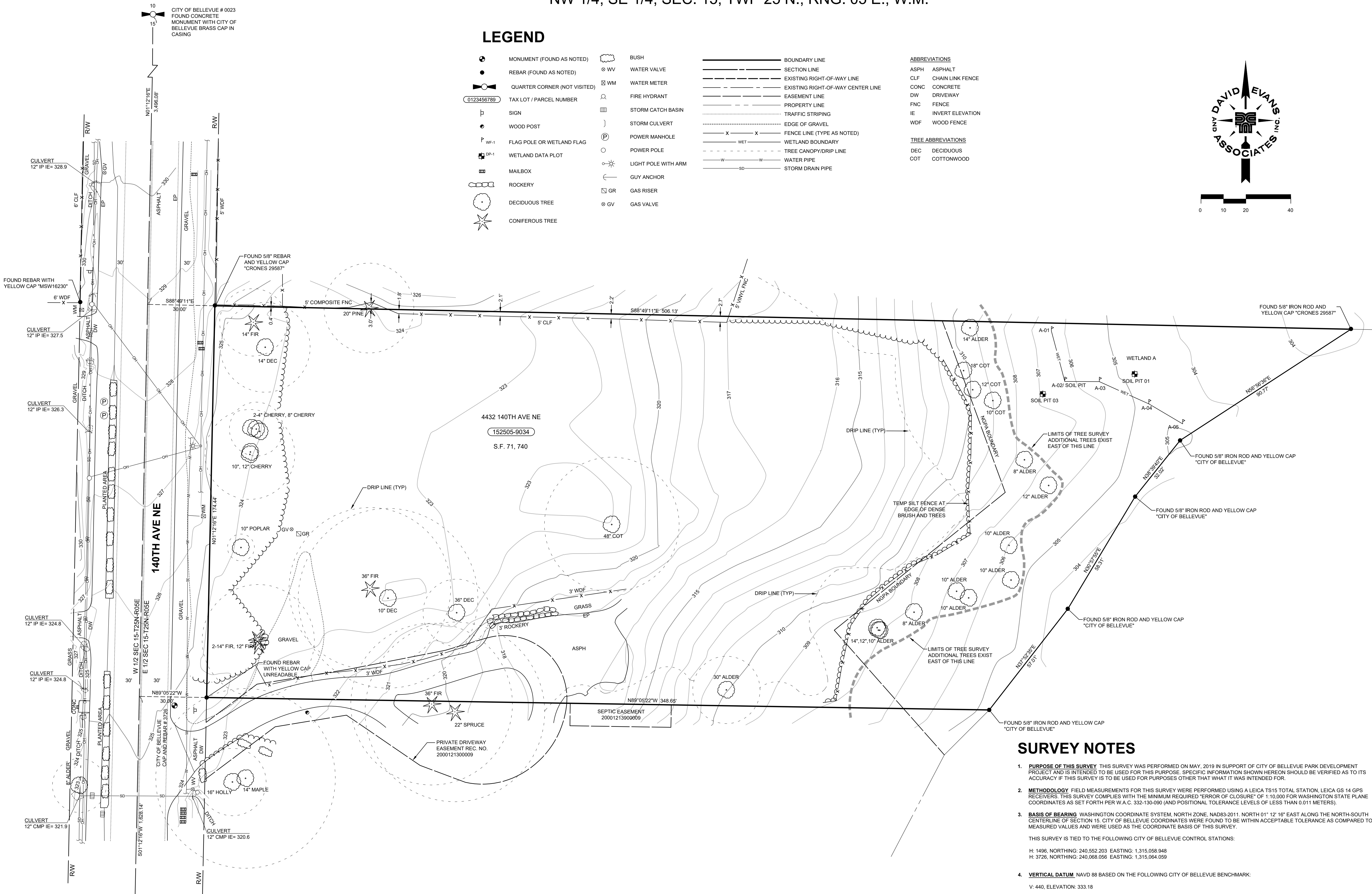
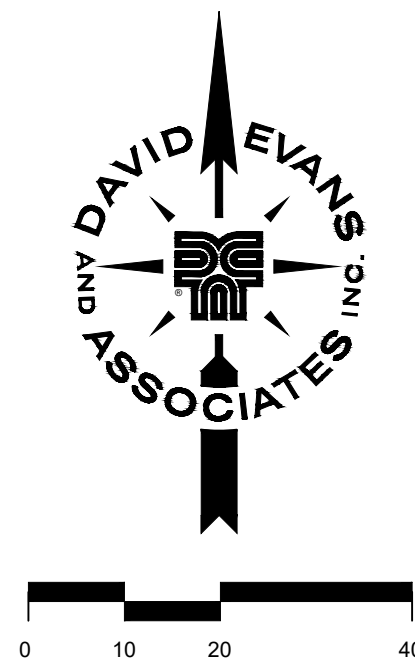
	MONUMENT (FOUND AS NOTED)		BUSH		BOUNDARY LINE
	REBAR (FOUND AS NOTED)		WATER VALVE		SECTION LINE
	QUARTER CORNER (NOT VISITED)		WATER METER		EXISTING RIGHT-OF-WAY LINE
	TAX LOT / PARCEL NUMBER		FIRE HYDRANT		EXISTING RIGHT-OF-WAY CENTER LINE
	SIGN		STORM CATCH BASIN		EASEMENT LINE
	WOOD POST		STORM CULVERT		PROPERTY LINE
	FLAG POLE OR WETLAND FLAG		POWER MANHOLE		TRAFFIC STRIPING
	WETLAND DATA PLOT		POWER POLE		EDGE OF GRAVEL
	MAILBOX		LIGHT POLE WITH ARM		FENCE LINE (TYPE AS NOTED)
	ROCKERY		GUY ANCHOR		WETLAND BOUNDARY
	DECIDUOUS TREE		GAS RISER		TREE CANOPY/D RIP LINE
	CONIFEROUS TREE		GAS VALVE		WATER PIPE
					STORM DRAIN PIPE

ABBREVIATIONS

ASPH	ASPHALT
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DW	DRIVEWAY
FNC	FENCE
IE	INVERT ELEVATION
WDF	WOOD FENCE

TREE ABBREVIATIONS

DEC	DECIDUOUS
COT	COTTONWOOD



SURVEY NOTES

- PURPOSE OF THIS SURVEY** THIS SURVEY WAS PERFORMED ON MAY, 2019 IN SUPPORT OF CITY OF BELLEVUE PARK DEVELOPMENT PROJECT AND IS INTENDED TO BE USED FOR THIS PURPOSE. SPECIFIC INFORMATION SHOWN HEREON SHOULD BE VERIFIED AS TO ITS ACCURACY IF THIS SURVEY IS TO BE USED FOR PURPOSES OTHER THAN THAT IT WAS INTENDED FOR.
 - METHODOLOGY** FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A LEICA TS15 TOTAL STATION, LEICA GS 14 GPS RECEIVERS. THIS SURVEY COMPLIES WITH THE MINIMUM REQUIRED ERROR OF CLOSURE OF 1:10,000 FOR WASHINGTON STATE PLANE COORDINATES AS SET FORTH PER W.A.C. 332-130-090 (AND POSITIONAL TOLERANCE LEVELS OF LESS THAN 0.011 METERS).
 - BASIS OF BEARING** WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD83-2011. NORTH 91° 12' 10\"/>
- THIS SURVEY IS TIED TO THE FOLLOWING CITY OF BELLEVUE CONTROL STATIONS:
- H: 1496, NORTHING: 240,552.203 EASTING: 1,315,058.948
H: 3726, NORTHING: 240,068.056 EASTING: 1,315,064.059
- VERTICAL DATUM** NAVD 88 BASED ON THE FOLLOWING CITY OF BELLEVUE BENCHMARK:
V: 440, ELEVATION: 333.18
 - CONTOUR INTERVAL** 1 FEET. CONTOUR LINES REPRESENTED HEREON ARE BASED ON CONVENTIONAL SURVEY METHODS CONFORMING TO NATIONAL MAP ACCURACY STANDARDS AND ARE SUITABLE FOR CIVIL ENGINEERING DESIGN.
 - WETLANDS** DELINEATION FLAGS AND DATA PLOT LOCATIONS, PROVIDED BY THE CITY OF BELLEVUE, WERE SURVEYED IN MAY, 2019.
 - PROPERTY LINES** PROPERTY LINES SHOWN HEREON ARE BASED PRIMARILY ON CITY OF BELLEVUE "GINZBURG PROPERTY SURVEY" AS FILED UNDER RECORDING NO. 20141114900012. FIELD SURVEYS WERE PERFORMED TO VERIFY THE LOCATION OF CONTROLLING MONUMENTS SHOWN ON SAID SURVEY AND WERE FOUND TO BE WITHIN ACCEPTABLE TOLERANCES.
 - MONUMENTATION VISITATION** ALL SURVEY MONUMENTS AND OTHER SURVEY MARKERS SHOWN HEREON WERE VISITED DURING MAY, 2019 UNLESS OTHERWISE INDICATED.
 - UNDERGROUND UTILITIES** SHOWN REPRESENT FIELD SURVEYED PAINT MARKS AS PLACED ON THE GROUND BY A UTILITY LOCATE SERVICE TOGETHER WITH AVAILABLE UTILITY AS-BUILT AND REFERENCE DRAWINGS. NOTE THAT THE UTILITY PAINT MARKS FOUND ON SITE AT THE TIME OF THE SURVEY APPEARED TO BE INCOMPLETE. THIS SURVEY REPRESENTS ONLY THE UTILITIES THAT WERE PAINTED ON THE GROUND WHEN THE SURVEY OCCURRED.

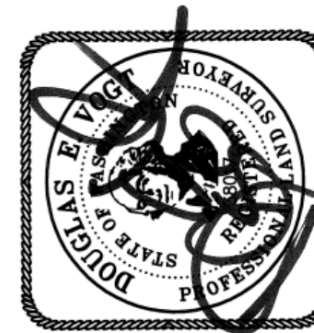
LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 4209-2237869 (SECOND REPORT) BEARING A COMMITMENT DATE OF OCTOBER 17, 2014

LOT 1 CITY OF BELLEVUE SHORT PLAT NO. PSP-98-2249, AS RECORDED UNDER RECORDING NUMBER 20001213900009, RECORDS OF KING COUNTY AUDITOR, BEING A PORTION OF THE SOUTH ONE THIRD OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER QUARTER OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;

SITUATE IN THE CITY OF BELLEVUE COUNTY OF KING, STATE OF WASHINGTON.

BOUNDARY AND TOPOGRAPHIC SURVEY
GINZBURG PROPERTY
FOR
CITY OF BELLEVUE
KING COUNTY, WASHINGTON



2019.06.10 17:45:02-0700'

DAVID EVANS
AND ASSOCIATES INC.

REVISIONS: APPD.

DATE: JUNE 10, 2019
DESIGN:
DRAWN: SXTO
CHECKED: DEV
REVISION NUMBER:

SCALE: 1"=20'

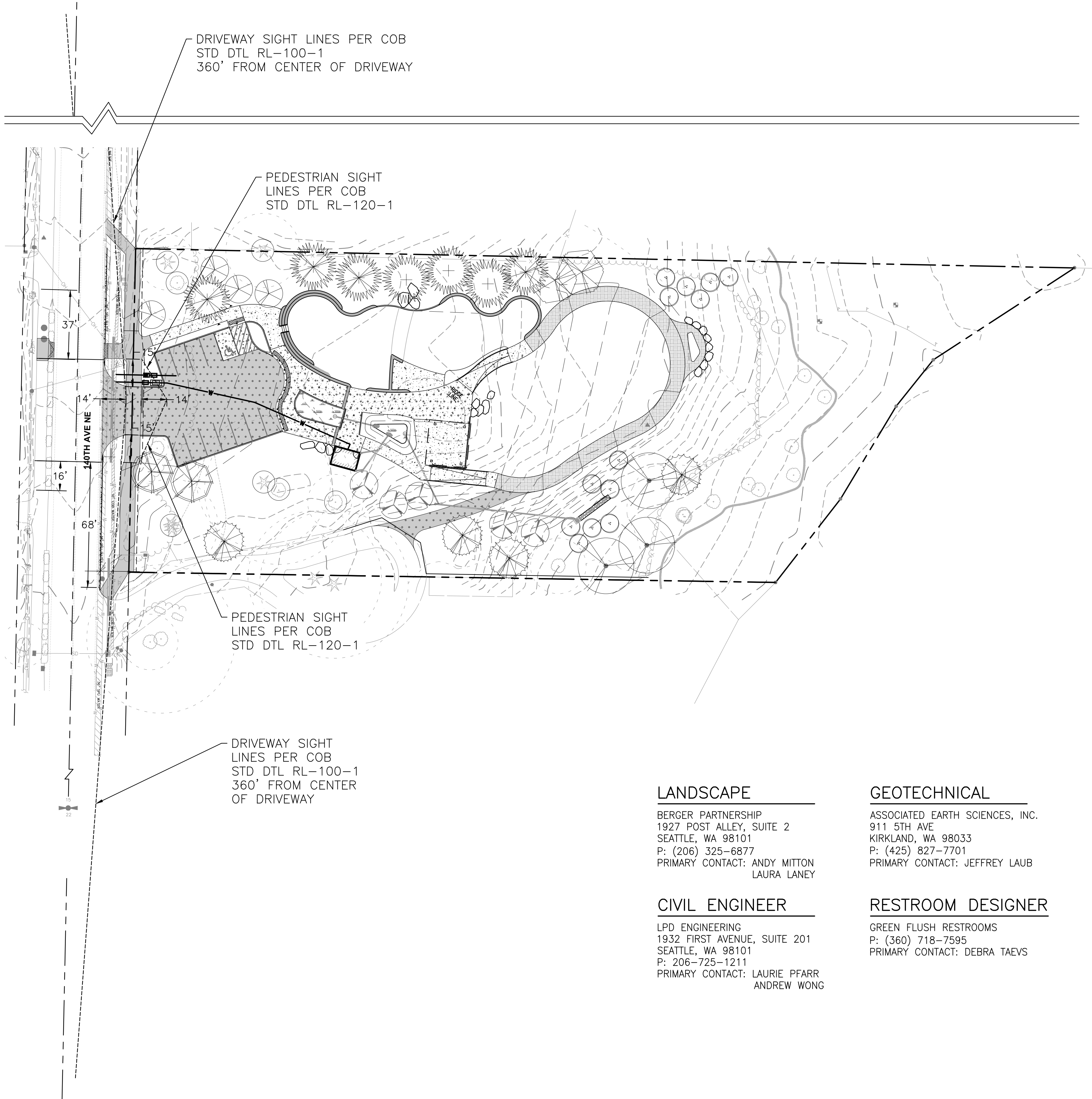
PROJECT NUMBER:
BLVX0000-4176

DRAWING FILE:
SVTPXblvx0000-4176-GROUND.dwg

SHEET NO.

1
OF 1

berger partnership
1927 Post Alley, Suite 2
Seattle, WA 98101
P: (206) 325-6877
www.bergerpartnership.com



LANDSCAPE

BERGER PARTNERSHIP
1927 POST ALLEY, SUITE 2
SEATTLE, WA 98101
P: (206) 325-6877
PRIMARY CONTACT: ANDY MITTON
LAURA LANEY

CIVIL ENGINEER

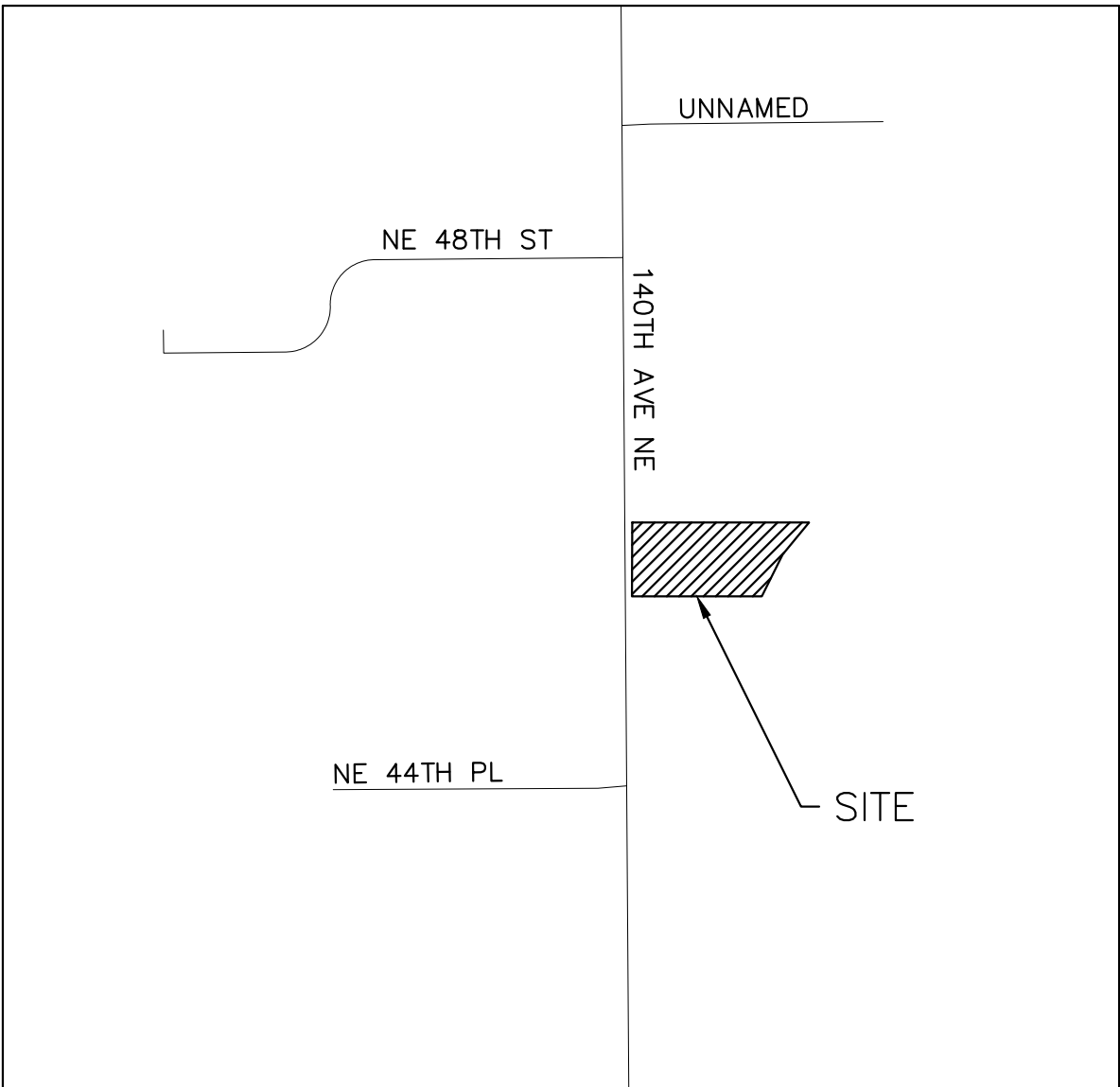
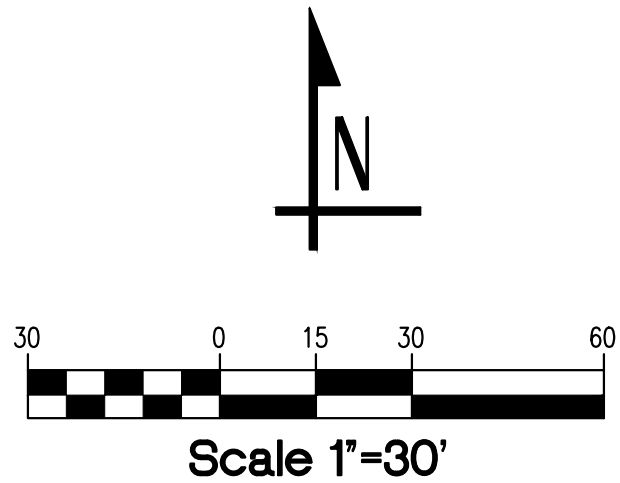
LPD ENGINEERING
1932 FIRST AVENUE, SUITE 201
SEATTLE, WA 98101
P: 206-725-1211
PRIMARY CONTACT: LAURIE PFARR
ANDREW WONG

GEOTECHNICAL

ASSOCIATED EARTH SCIENCES, INC.
911 5TH AVE
KIRKLAND, WA 98033
P: (425) 827-7701
PRIMARY CONTACT: JEFFREY LAUB

RESTROOM DESIGNER

GREEN FLUSH RESTROOMS
P: (360) 718-7595
PRIMARY CONTACT: DEBRA TAEVS



LOCATION MAP

SHEET LIST TABLE

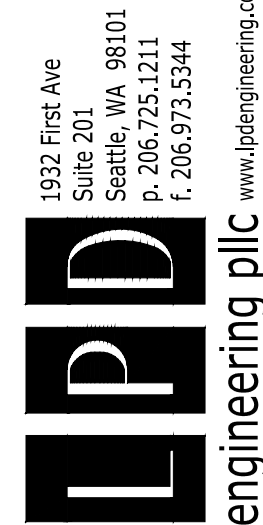
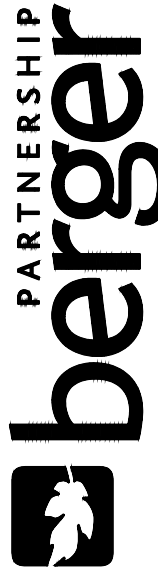
SHEET NO	DESCRIPTION
C0.0-GD	COVER
C1.0	TESC AND SITE DEMOLITION PLAN
C1.1	TESC DETAILS
C1.2	TESC NOTES
C2.0	GRADING AND DRAINAGE PLAN
C3.0	PAVING AND UTILITY PLAN
C3.1	PAVING DETAILS
C4.0	FRONTAGE IMPROVEMENT PLAN & PROFILE
C4.1	FRONTAGE IMPROVEMENT SIGNAGE AND PAVING PLAN
C4.2	FRONTAGE DETAILS



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CITY OF BELLEVUE APPROVAL STAMP

CITY OF BELLEVUE
UTILITY GRID J-2
COB UE#22-105116, GD #22-105126
SW 1/4, SECTION 15, TOWNSHIP 25 N, RANGE 5 E WM



Bridle Trails Park
City of Bellevue



SET TYPE:
PERMIT SET

SET ISSUE DATE:
04.05.2022

REVISIONS:
△ PERMIT RESUBMITTAL 08.03.2022

DRAWN/CHECKED:
KES/LJP
SHEET NAME:
COVER

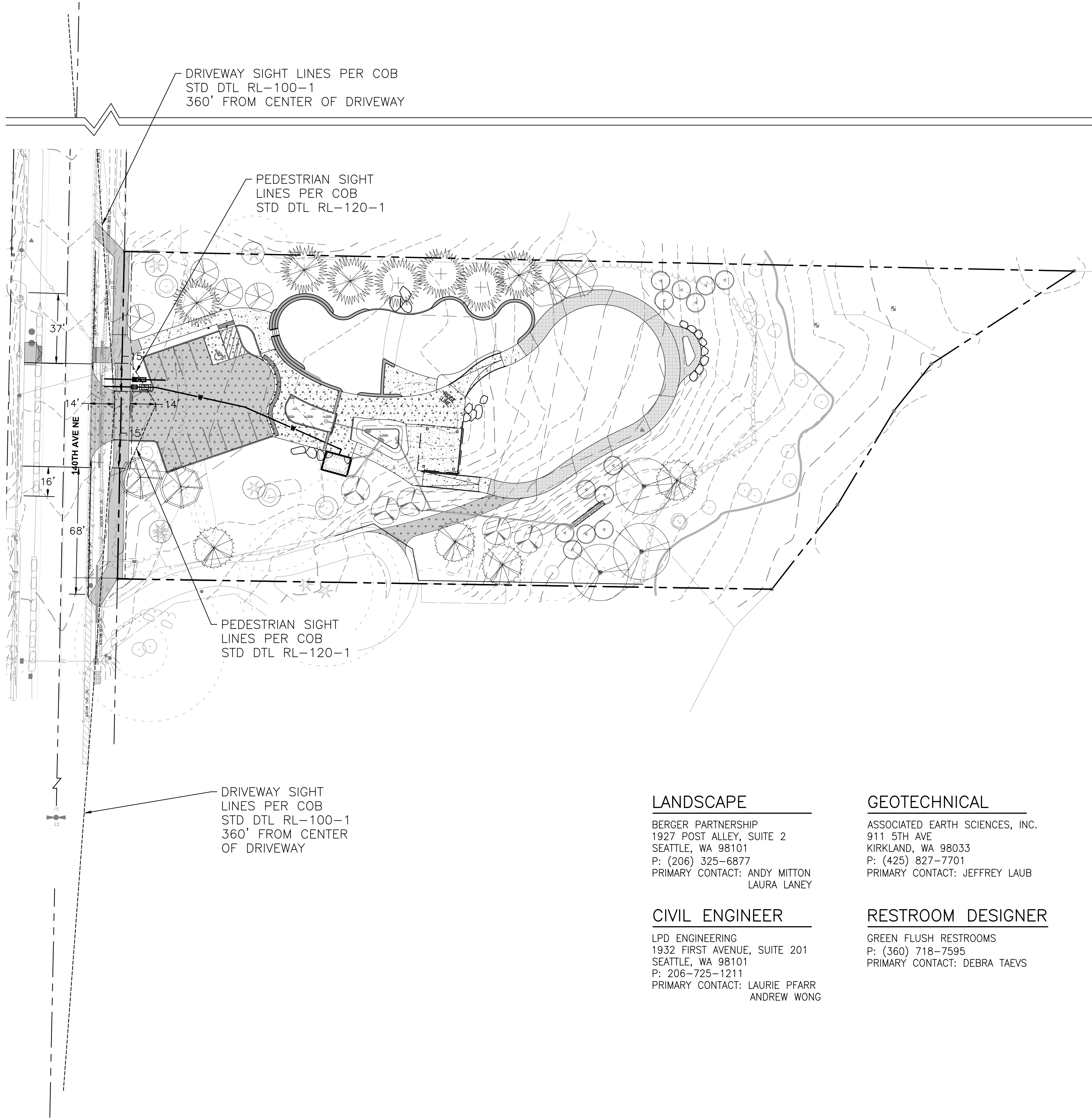
SHEET NUMBER:

C0.0-GD

© THE BERGER PARTNERSHIP PS, 2018

4432 140th Ave NE, Bellevue, WA 98005

Berger Partnership Project Number: XXXXXXXXXX; Date: 08.02.2022 5:14 PM; By: Kim Schroeder; Filename: s:\lpd engineering\plc\projects\berger partnership\140th ave ne park\designsheets\140th ave ne-cover.dwg



LANDSCAPE

BERGER PARTNERSHIP
1927 POST ALLEY, SUITE 2
SEATTLE, WA 98101
P: (206) 325-6877
PRIMARY CONTACT: ANDY MITTON
LAURA LANEY

CIVIL ENGINEER

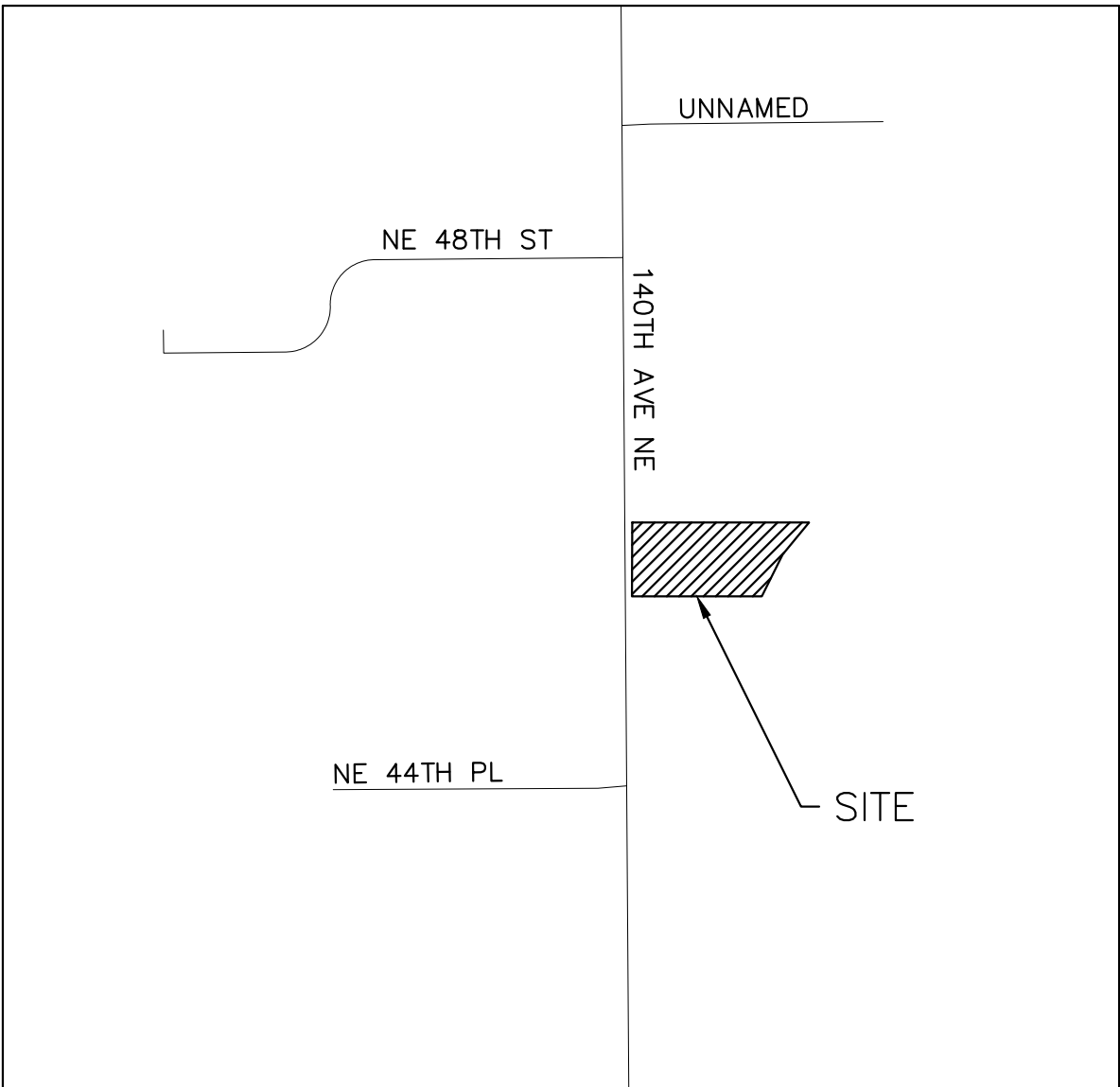
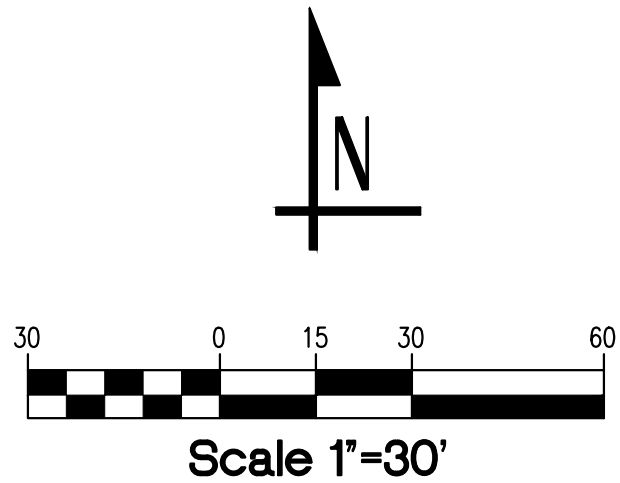
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RESTROOM DESIGNER

GREEN FLUSH RESTROOMS
P: (360) 718-7595
PRIMARY CONTACT: DEBRA TAEVS



LOCATION MAP

SHEET LIST TABLE

SHEET NO	DESCRIPTION
C0.0-UE	COVER
C2.0	GRADING AND DRAINAGE PLAN
C2.1	DRAINAGE DETAILS & NOTES
C2.2	DRAINAGE PROFILES
C3.0	PAVING AND UTILITY PLAN
C4.0	FRONTAGE IMPROVEMENT PLAN & PROFILE
C4.2	FRONTAGE DETAILS

AREA SUMMARY

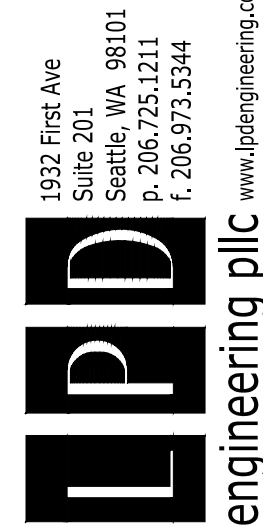
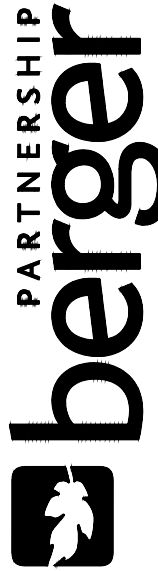
NEW PLUS REPLACED PGHS	4,760 SF (0.109 AC)
NEW PLUS REPLACED NON-PGHS	12,241 SF (0.281 AC)
TOTAL NEW PLUS REPLACED HARD SURFACE	17,001 SF (0.390 AC)
REPLACED HARD SURFACE	371 SF (0.009 AC)
NEW HARD SURFACE	16,630 SF (0.382 AC)
SITE NON-HARD (PERVIOUS) SURFACE	56,937 SF (1.308 AC)
TOTAL SITE AREA	73,938 SF (1.699 AC)



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CITY OF BELLEVUE APPROVAL STAMP

CITY OF BELLEVUE
UTILITY GRID J-2
COB UE#22-105116, GD #22-105126
SW 1/4, SECTION 15, TOWNSHIP 25 N, RANGE 5 E WM



Bridle Trails Park
City of Bellevue



SET TYPE:
PERMIT SET

SET ISSUE DATE:
04.05.2022

REVISIONS:
△ PERMIT RESUBMITTAL 08.03.2022

DRAWN/CHECKED:
KES/LJP
SHEET NAME:
COVER

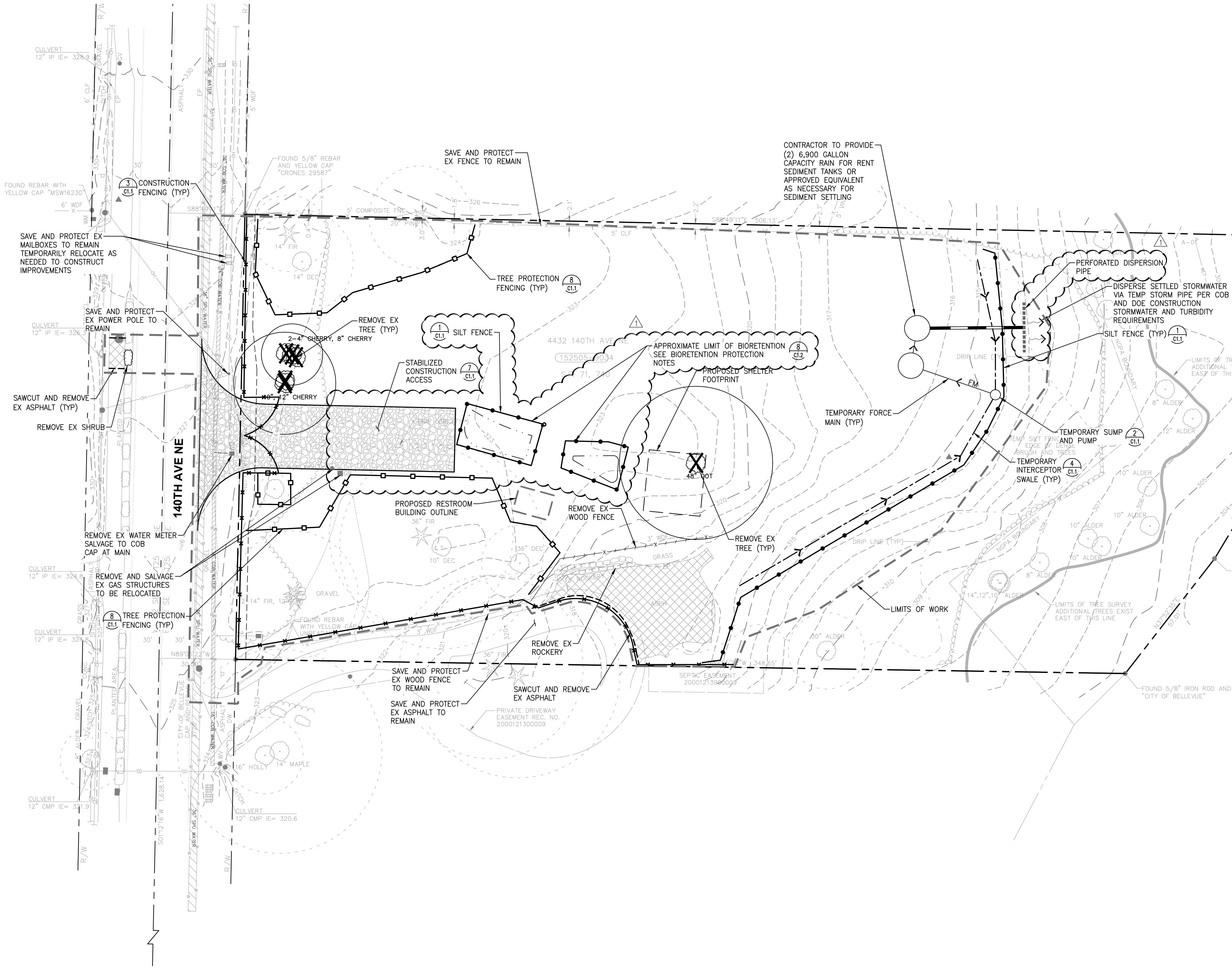
SHEET NUMBER:

C0.0-UE

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4432 140th Ave NE, Bellevue, WA 98005

Project Number: 2022-05-01
Project Name: 140th Ave NE
Project Location: 140th Ave NE, Bellevue, WA 98005
Project Date: 08/02/2022 5:14 PM
Project Engineer: Kim Schroeder
Project Designer: s:\lpd\engineering\p140th_ave_ne\p140th_ave_ne.tesc.dwg



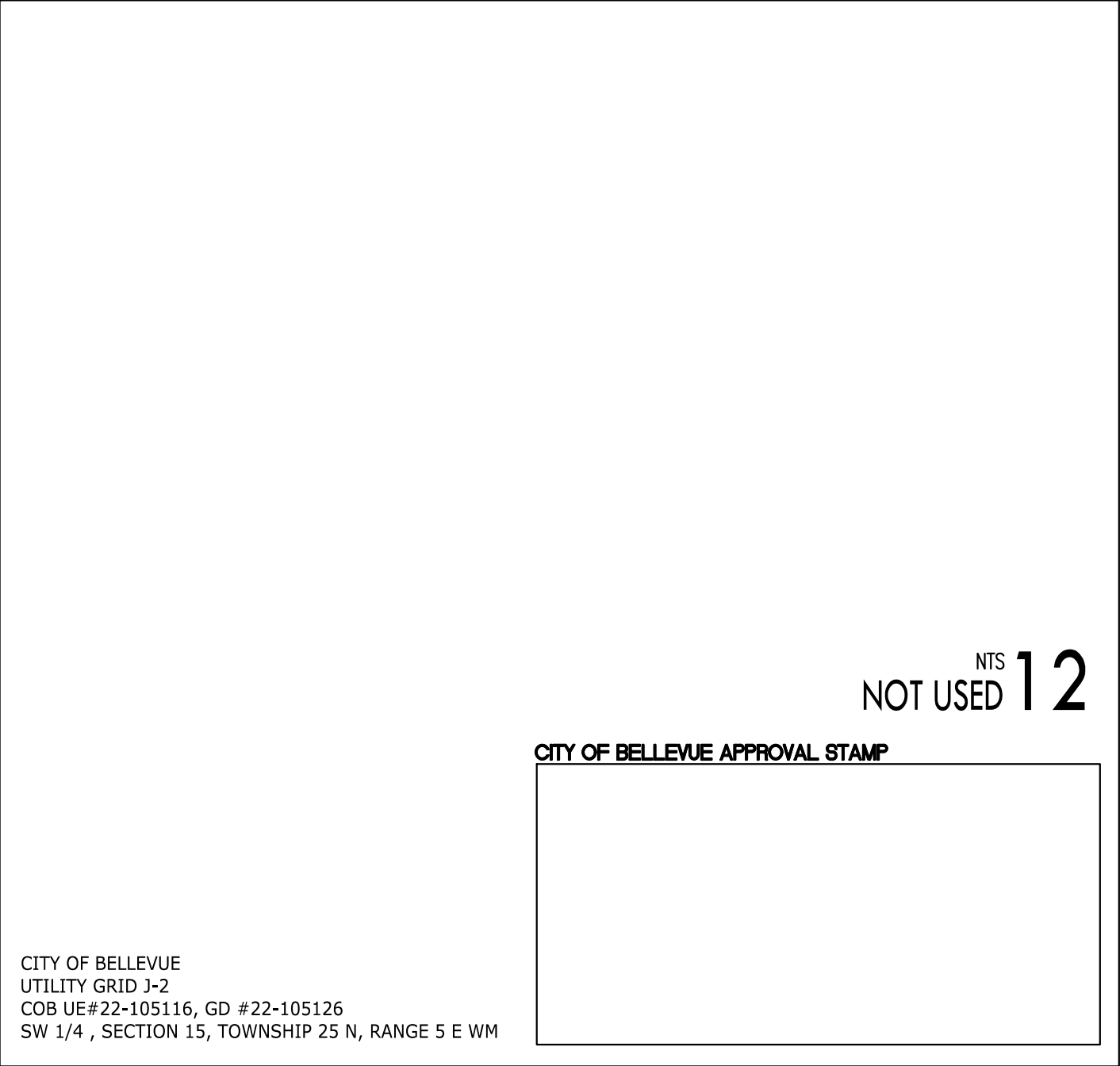
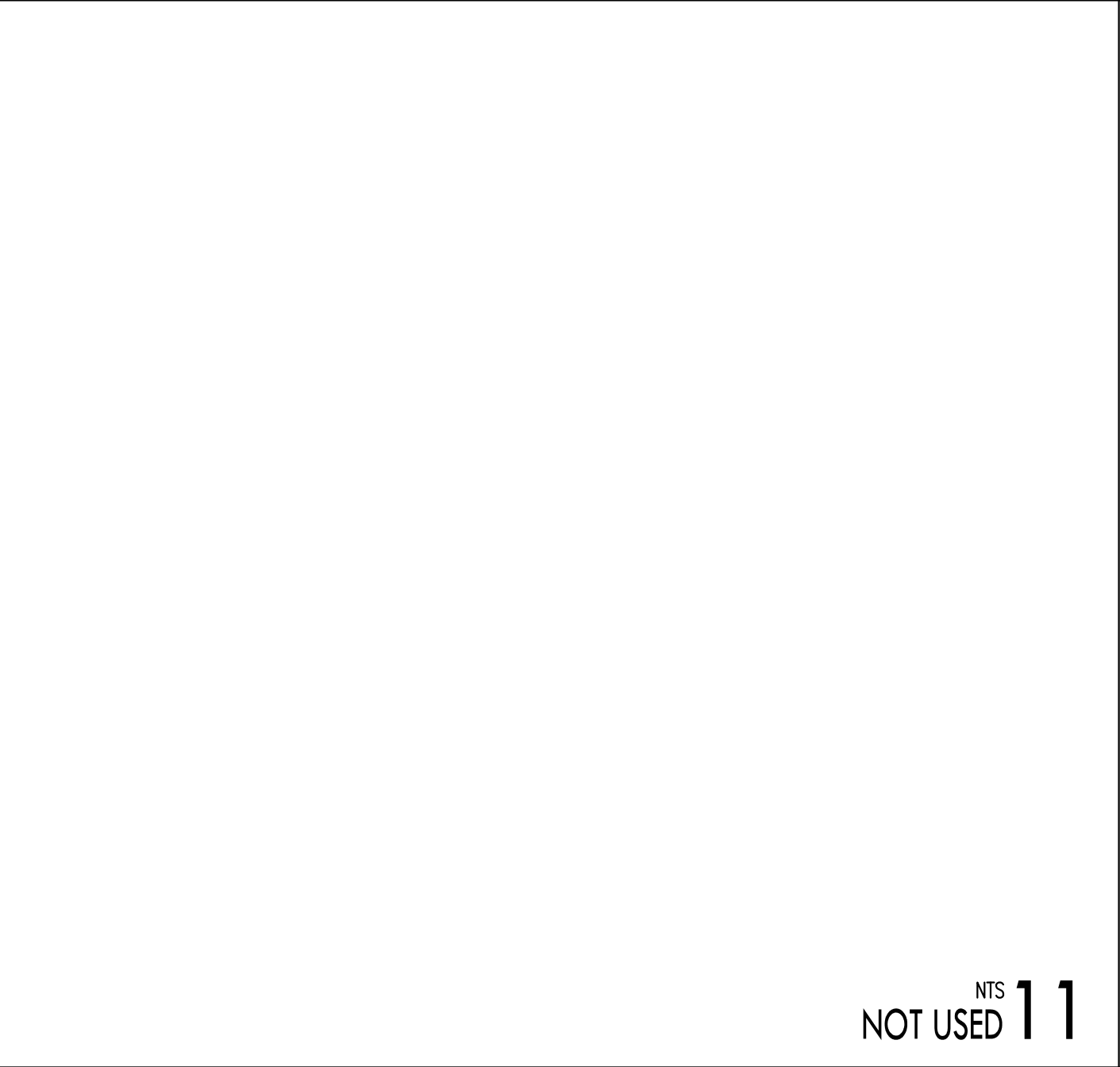
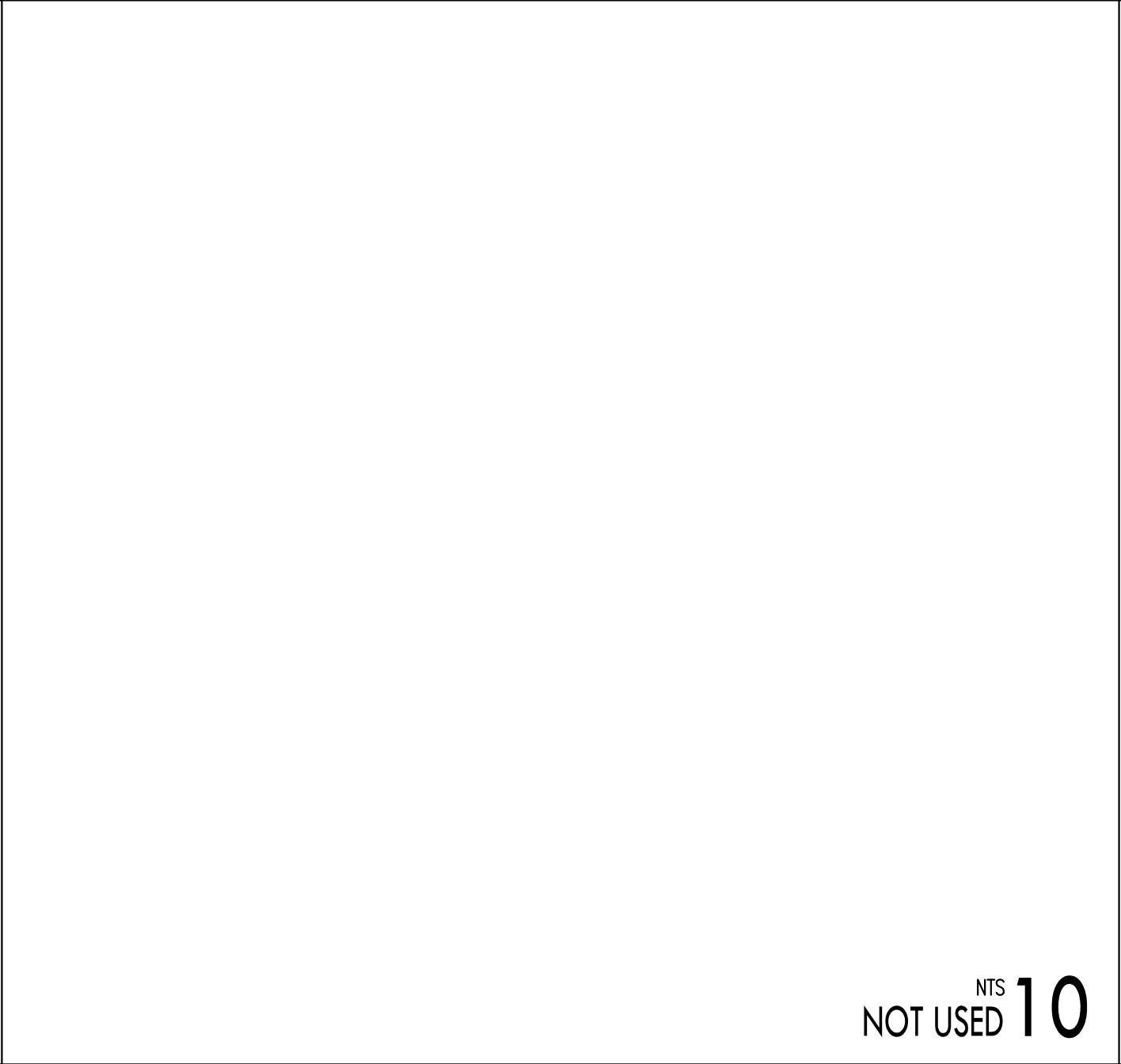
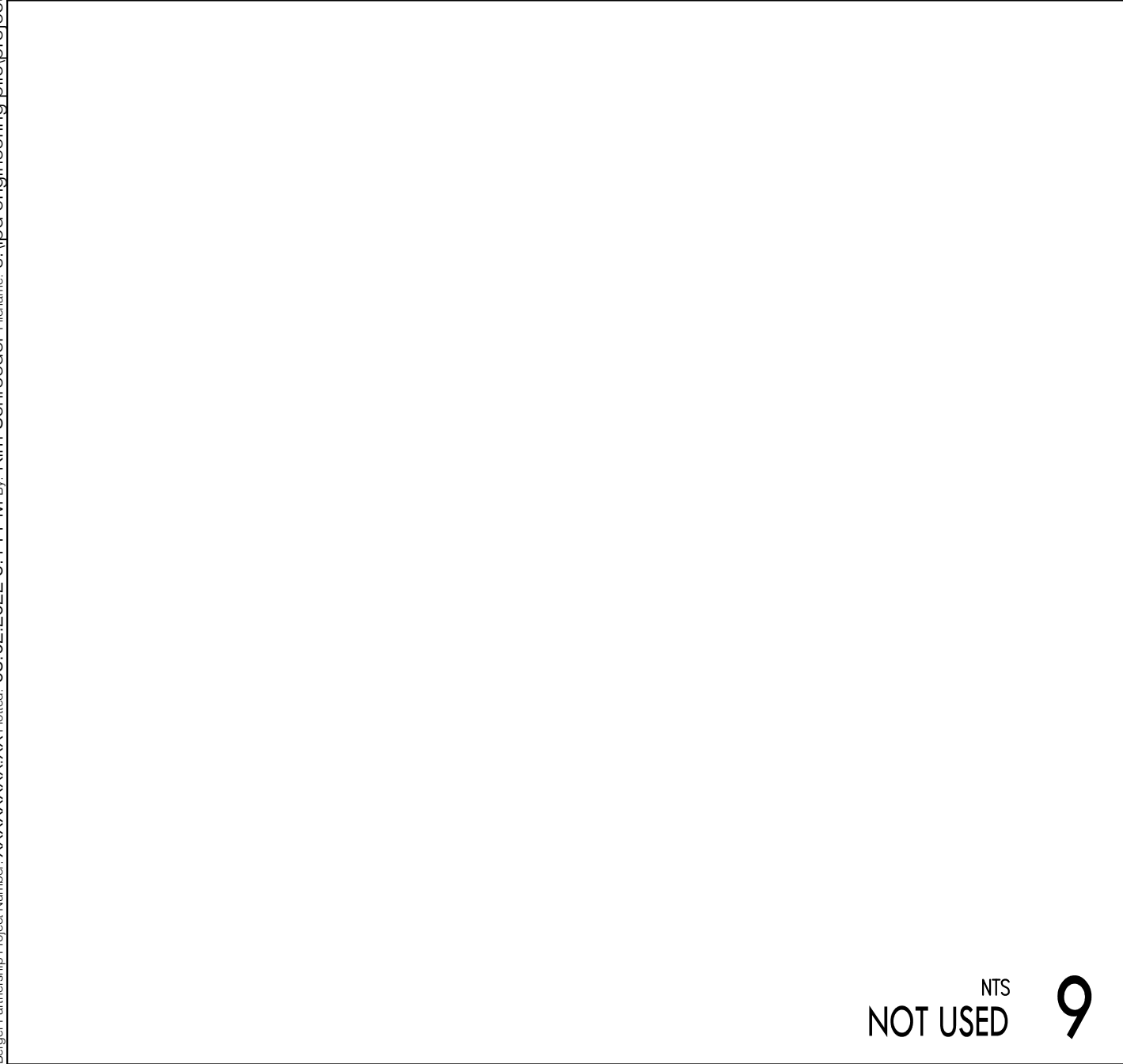
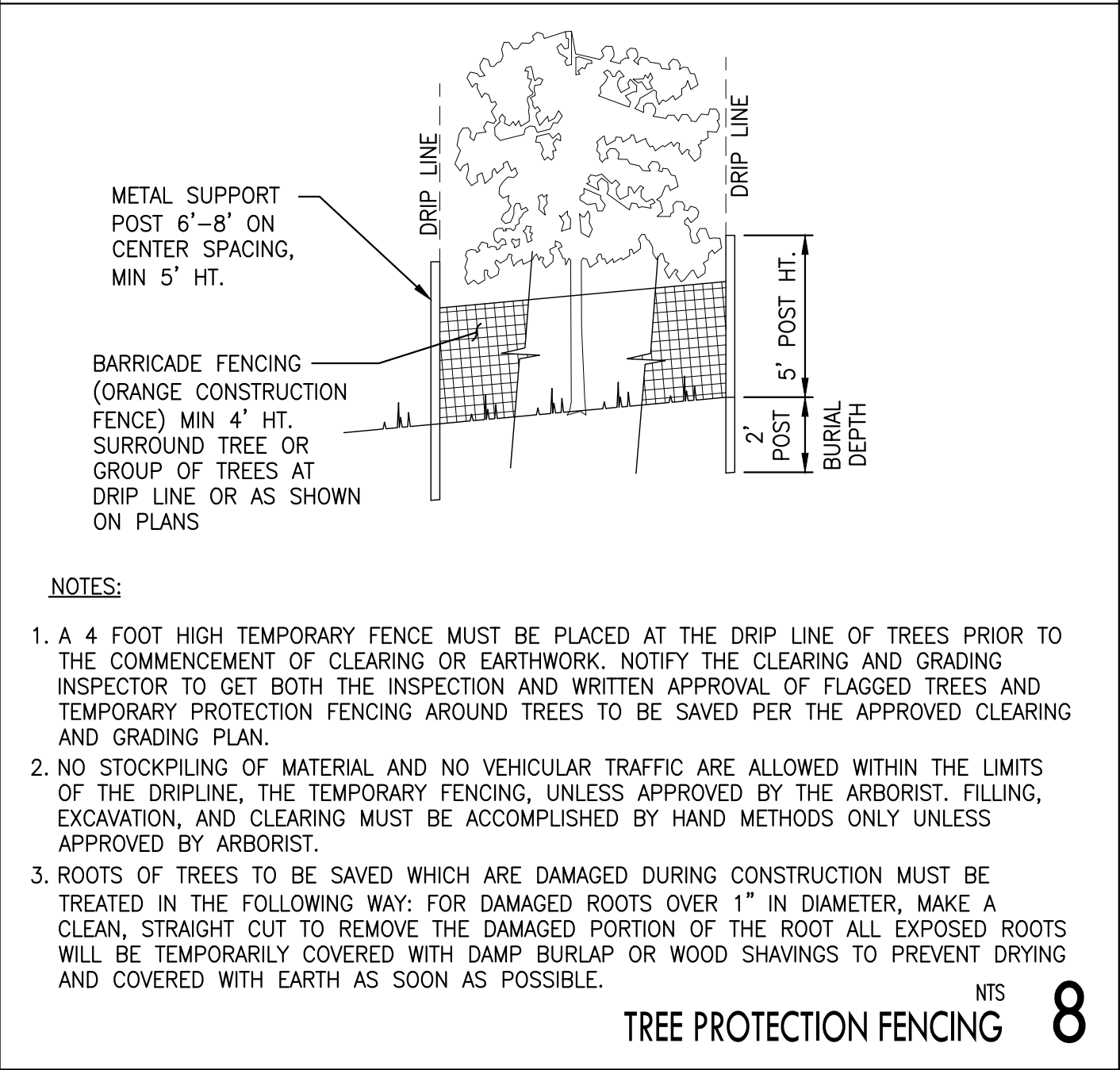
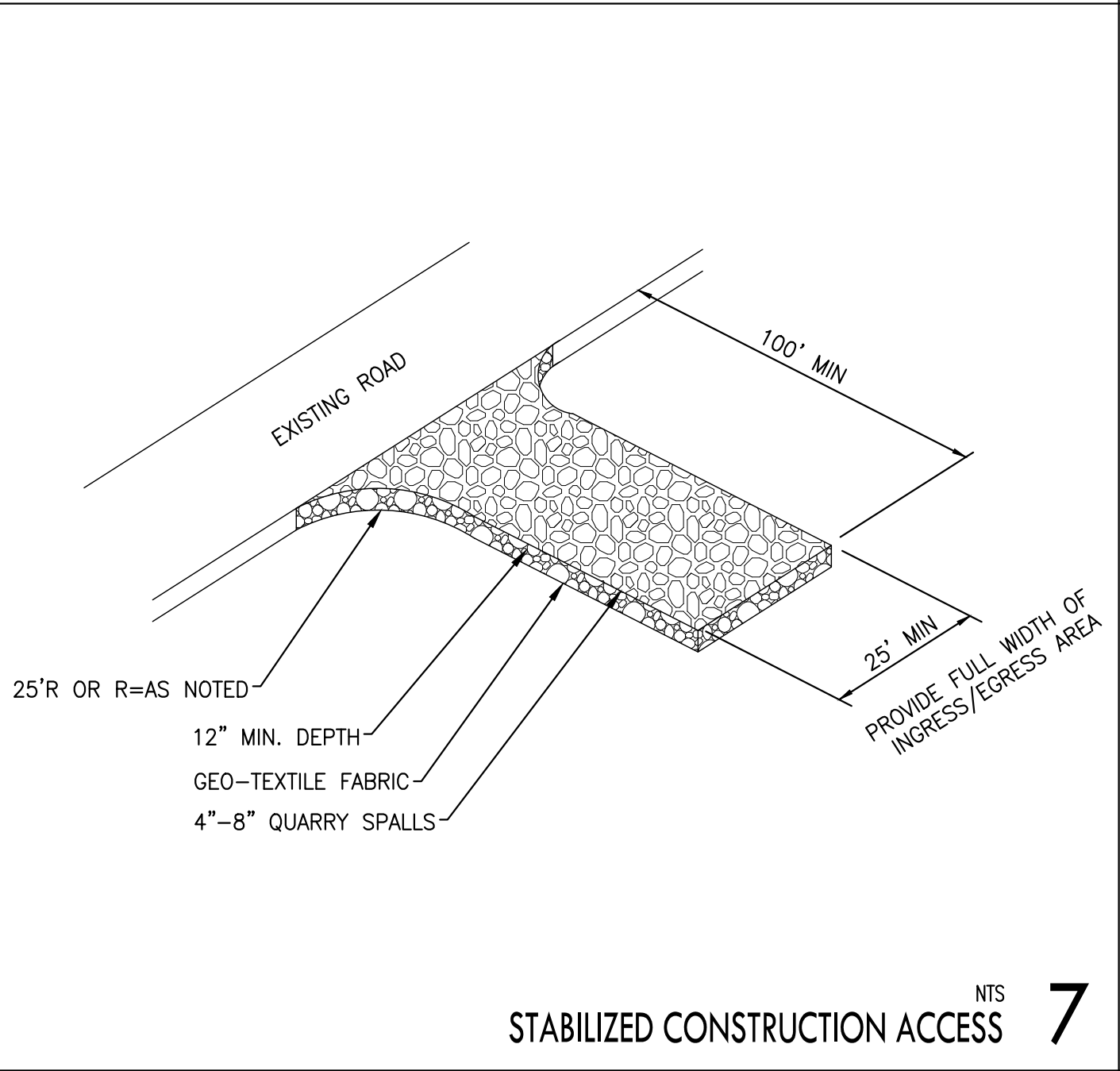
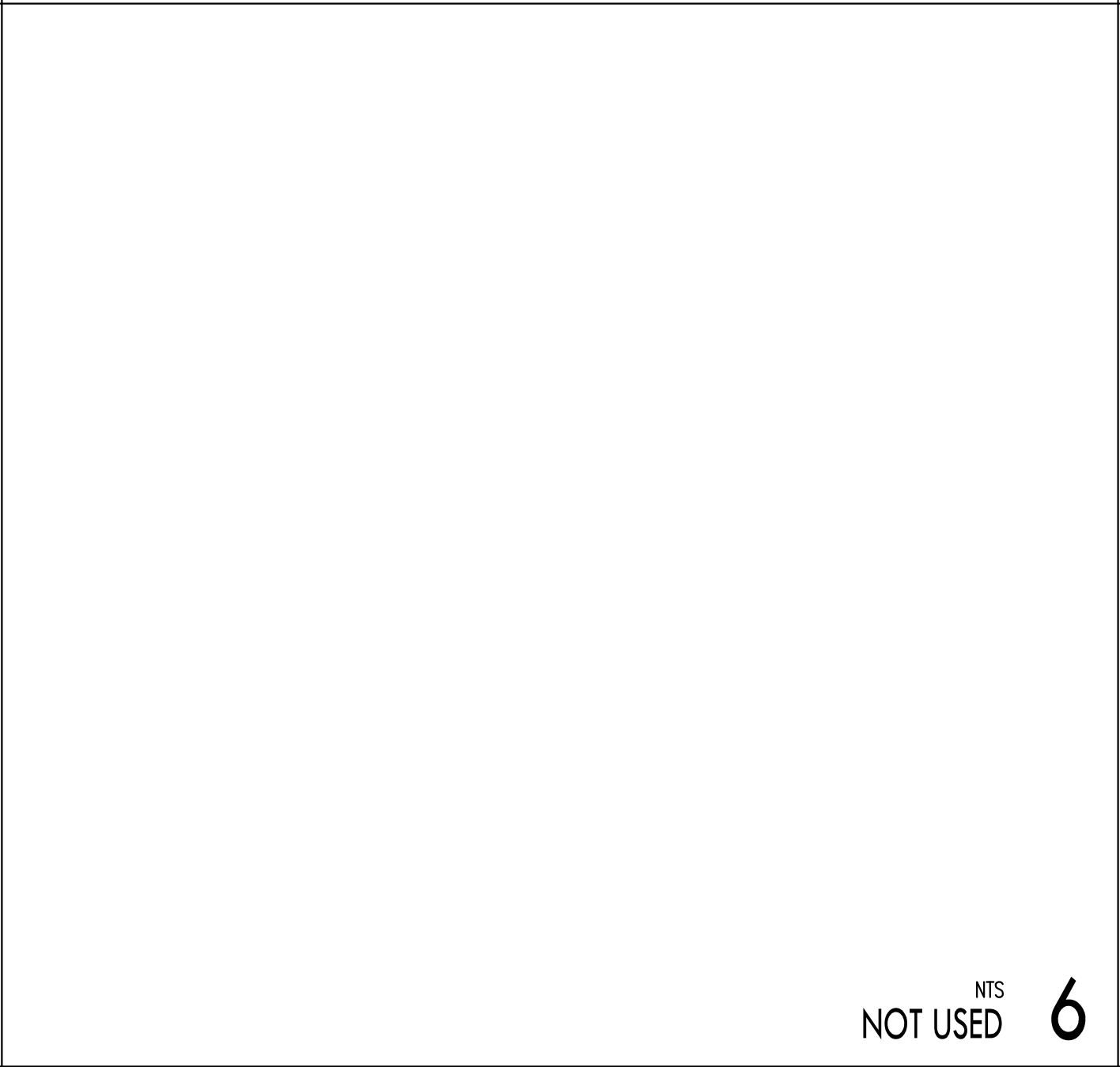
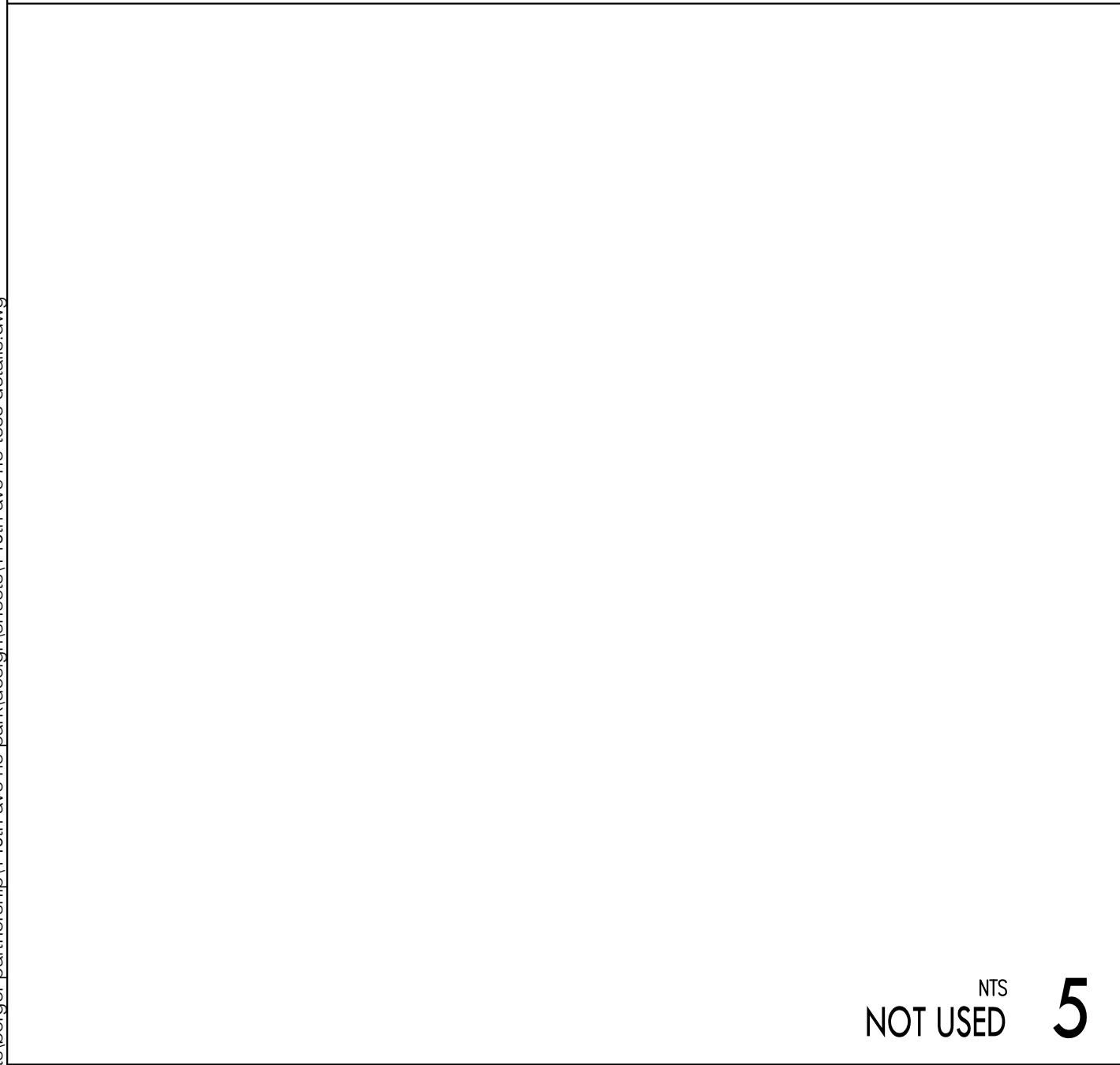
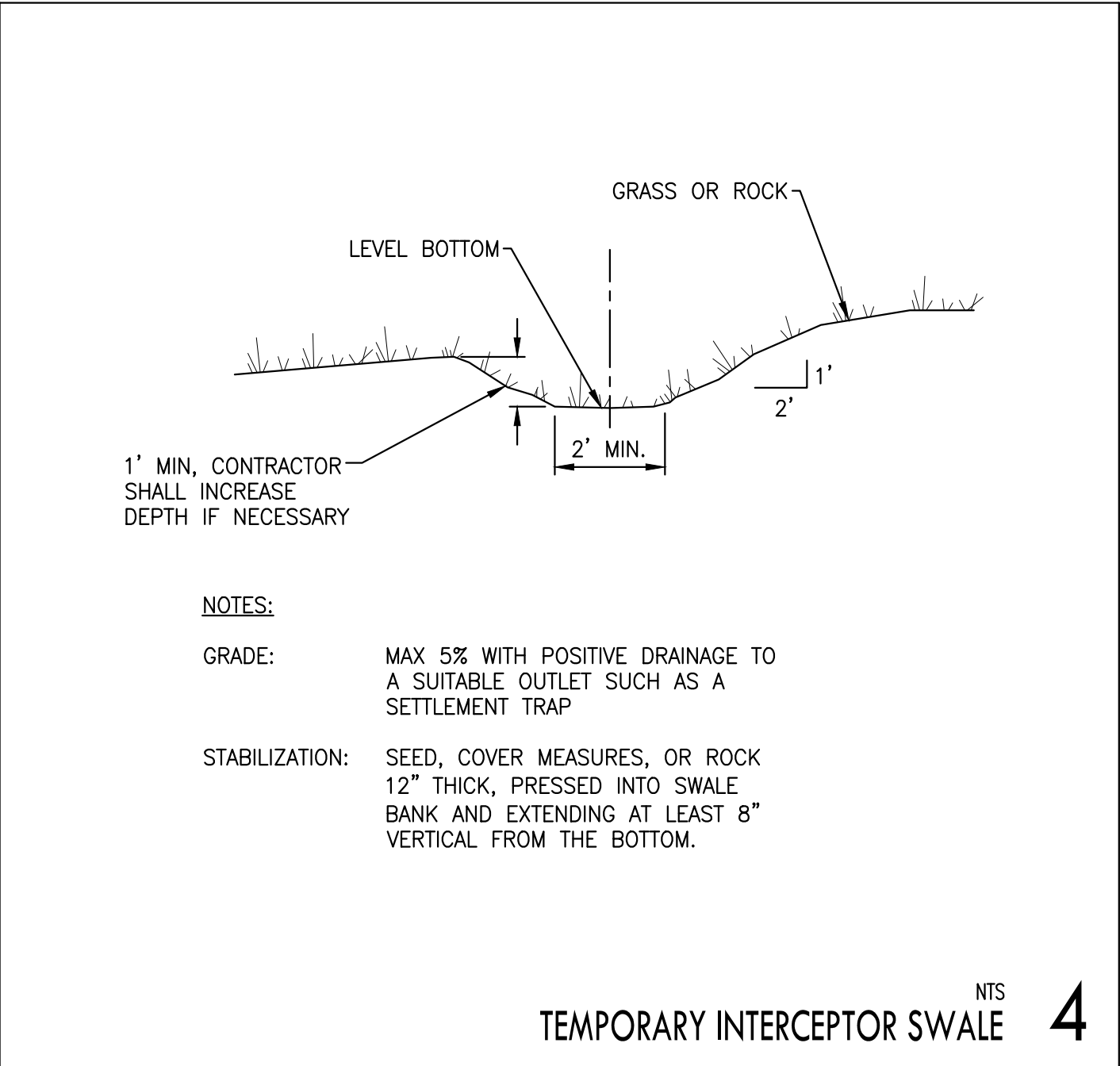
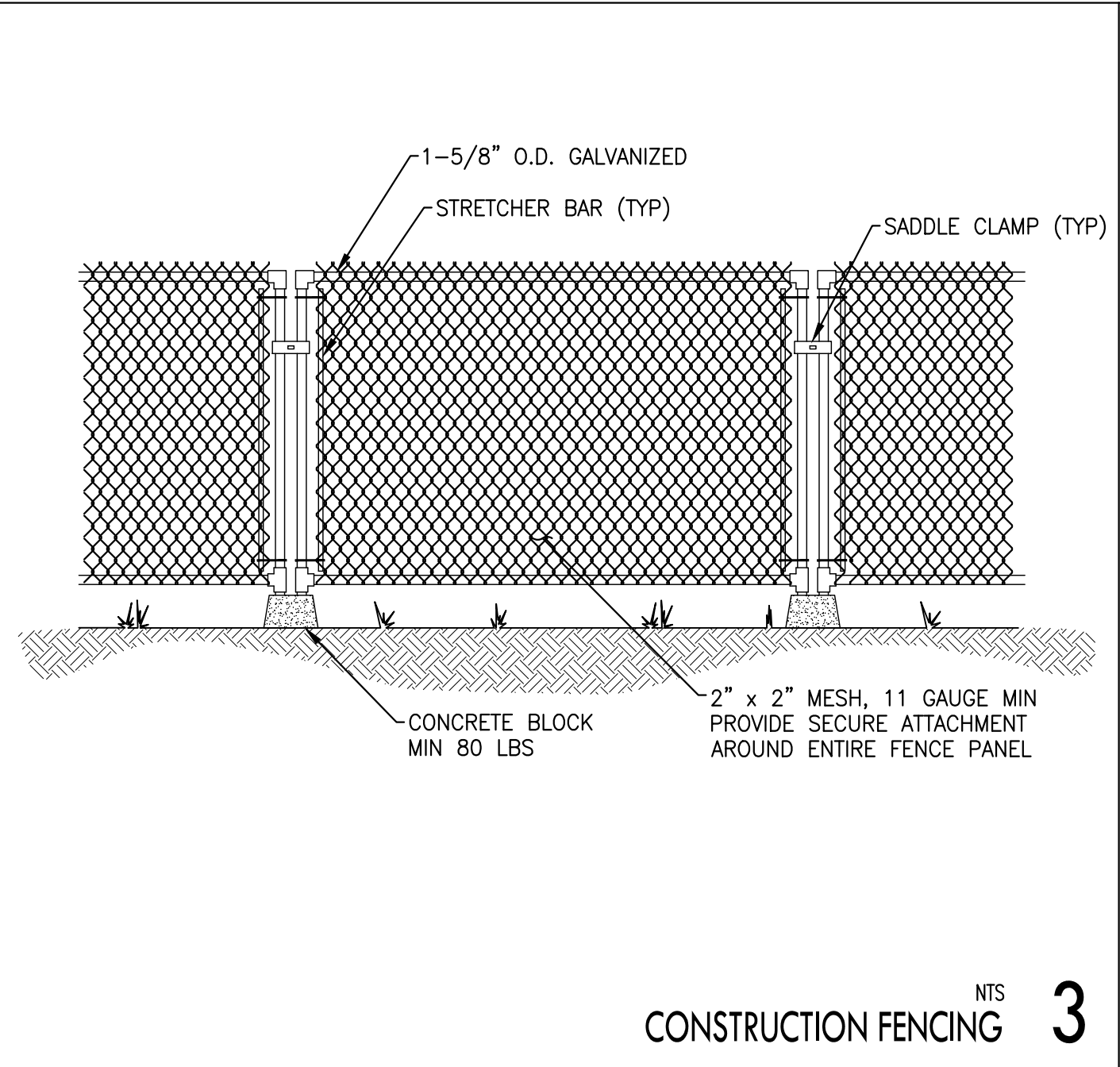
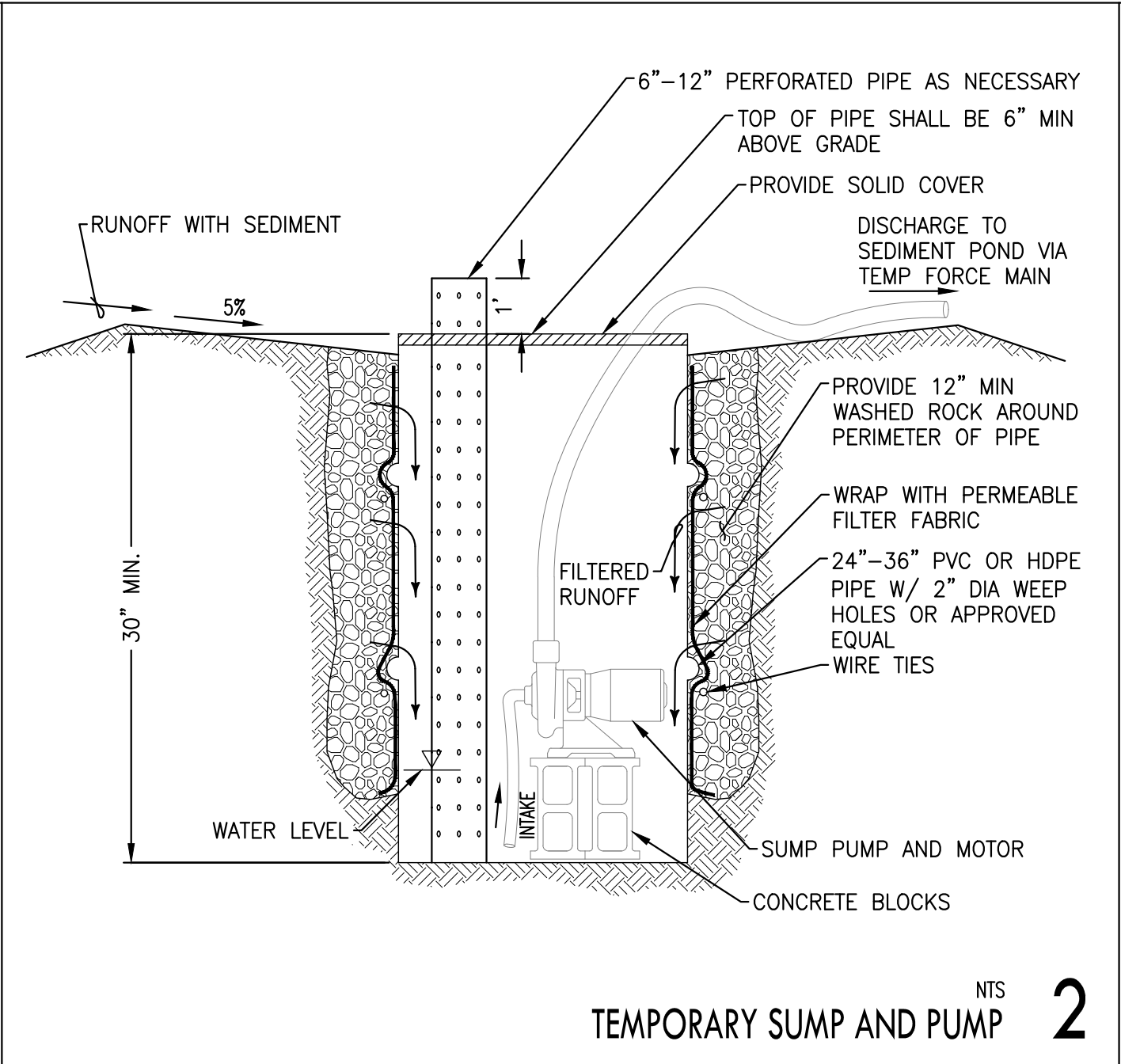
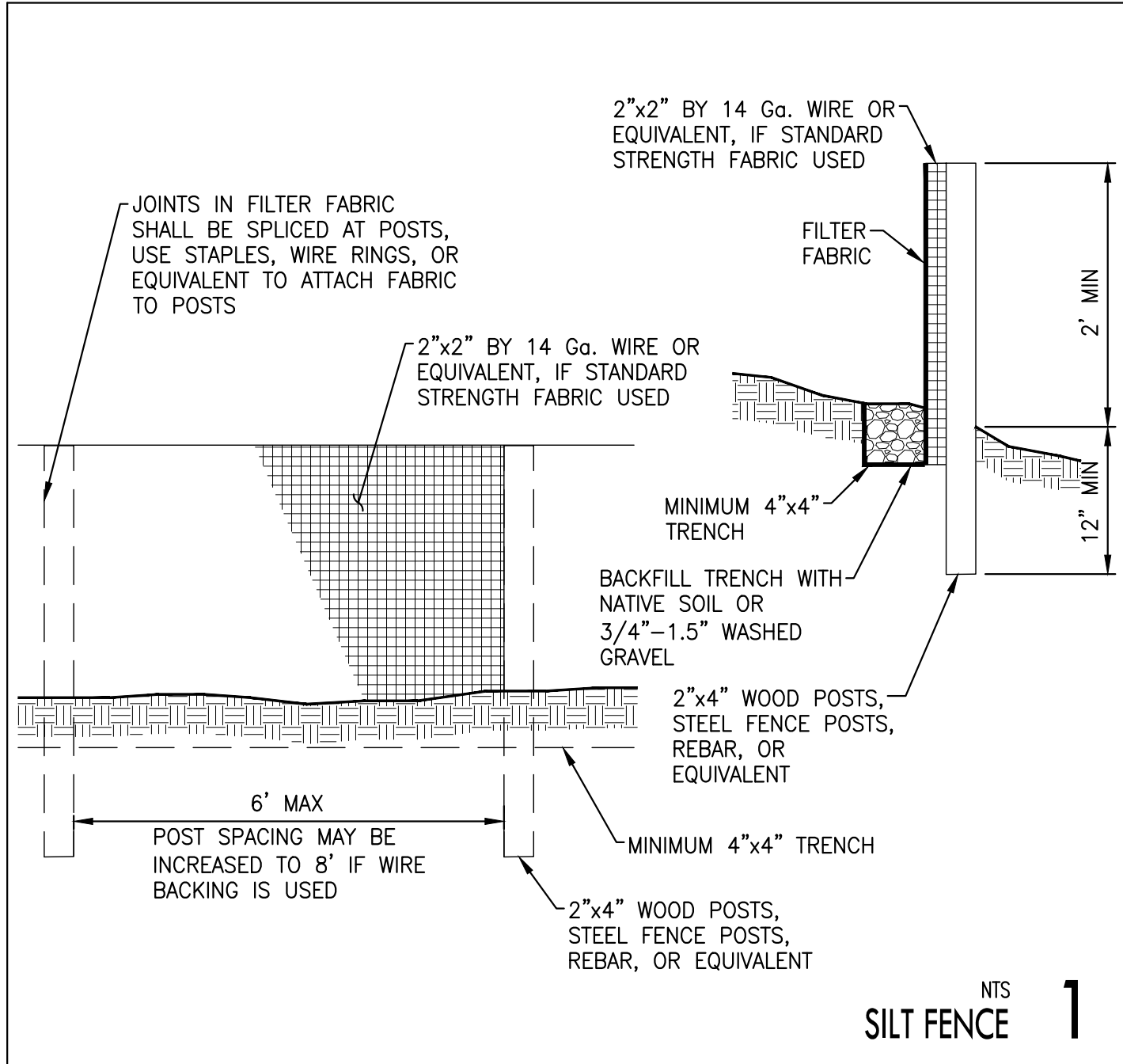
NOTE:
1. CONTRACTOR TO OBTAIN APPROVAL FROM BELLEVUE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO BEGINNING OR CONTINUING ANY CLEARING OR GRADING ACTIVITIES DURING THE RAINY SEASON (OCTOBER 1 THROUGH APRIL 30).

CITY OF BELLEVUE
UTILITY GRID J-2
COB UE#22-105116, GD #22-105126
SW 1/4, SECTION 15, TOWNSHIP 25 N, RANGE 5 E WM

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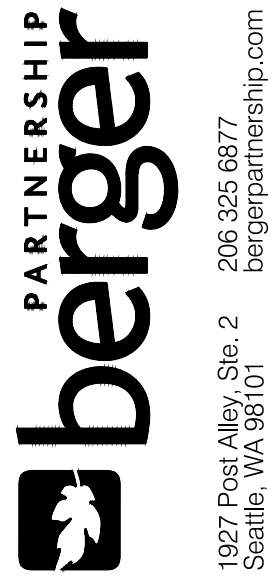
CITY OF BELLEVUE APPROVAL STAMP

XXXXXXX:XX:08:02:2022 5:14 PM by Kim Schroeder (p:\pdm\sl\ltd engineering\pic\projects\berger partnership\140th ave ne\tesc details.dwg



Bridle Trails Park
City of Bellevue

4432 140th Ave NE, Bellevue, WA 98005



LPD
engineering pllc

1932 First Ave
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www.lpdengineering.com

1927 Post Alley Ste. 2
Seattle, WA 98101
bergerpartnership.com

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Burger Partnership Project Number XXXXXXXX-X1-100000-08.02.2022 5:14 PM by Kim Schroeder
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Burger Partnership Project Number XXXXXXXX-X1-100000-08.02.2022 5:14 PM by Kim Schroeder

GENERAL NOTES

1. EXISTING CONDITIONS:

A. CONTACT ALL NECESSARY UTILITY PURVEYORS TO COORDINATE UTILITY CUTOFFS AND REMOVALS. VERIFY THAT ALL APPROPRIATE SERVICES HAVE BEEN DISCONNECTED.

B. CONFORM TO LOCAL GOVERNING REQUIREMENTS REGARDING NOISE CONTROL.

C. MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC ROUTES:

2. ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, ALLEYS, SIDEWALKS, AND ADJACENT FACILITIES.

3. DO NOT CLOSE OR OBSTRUCT STREETS, FIRE LANES, SIDEWALKS, ALLEYS OR PASSAGEWAYS WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

4. IF REQUIRED BY GOVERNING AUTHORITIES, PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS.

A. VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION PRIOR TO COMMENCING WORK ON NEW UTILITY THAT IS TO BE CONNECTED TO THE EXISTING UTILITY. COORDINATE WITH OWNER'S REPRESENTATIVE IF ACTUAL CONDITIONS ARE AT VARIANCE WITH PLANS.

B. VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO ALLOW FOR COORDINATION AND MITIGATION OF CONFLICTS WITHOUT DOWN TIME.

5. DIMENSIONS AND LAYOUTS:

A. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING ALL BENCHMARKS AND STAKES AND IS REQUIRED TO REPLACE ANY STAKES OR BENCHMARKS THAT ARE DISPLACED OR MISSING.

B. THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF ALL UTILITY PURVEYOR AND CITY RECORDS RELATIVE TO THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO THESE FACILITIES AND SHALL RESTORE ALL UTILITIES AT CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS TO NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF UNDERGROUND UTILITIES NOT SHOWN ON RECORD DOCUMENTS ARE ENCOUNTERED.

C. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, SETTING AND MARKING ALL LINE LOCATION STAKES. A QUALIFIED LAYOUT ENGINEER, SURVEYOR, OR TECHNICAL SPECIALIST MUST BE ASSIGNED TO THE CONTRACTOR'S CREW FOR THIS WORK AND SHALL BE ON SITE AT ALL TIMES WHEN WORK REQUIRING CONTROL IS BEING PERFORMED. TOGETHER WITH ALL NECESSARY EQUIPMENT, SUPPLIES AND INSTRUMENTS RELATED THERETO. THIS EQUIPMENT AND PERSONNEL MUST BE AVAILABLE, AT NO ADDITIONAL COST TO THE OWNER OR OWNER'S REPRESENTATIVE, FOR THE PURPOSE OF VERIFYING LAYOUT AND CERTIFYING THE ACCURACY OF WORK ON THE SITE.

6. REGULATORY REQUIREMENTS:

A. COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SAFETY REGULATIONS. IF THERE ARE ANY CONFLICTS AMONG REFERENCED STANDARDS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

B. OBTAIN ALL NECESSARY PERMITS.

7. SAFETY SYSTEMS:

A. PROTECT ALL EXCAVATION IN EXCESS OF FOUR- FEET IN DEPTH WITH A SAFETY SYSTEM CONFORMING TO THE REFERENCED REQUIREMENTS.

B. THE CONTRACTOR'S EXCAVATION SAFETY SYSTEM SHALL BE DESIGNED BY A QUALIFIED PERSON AND MEET THE REFERENCED REQUIREMENTS.

C. ALL EXCAVATION NOT REQUIRING TRENCH SAFETY SYSTEMS SHALL ALSO MEET THE WISHA SAFETY STANDARDS AND CITY OF BELLEVUE REQUIREMENTS.

8. EXCAVATION:

A. MATERIALS NOT DESIGNATED FOR SALVAGE SHALL BE BROKEN UP, LOADED, AND LEGALLY DISPOSED OF BY THE CONTRACTOR. CARE SHALL BE TAKEN REMOVING ITEMS TO ENSURE THAT DAMAGE DOES NOT OCCUR TO THE EXISTING TREES AND IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. ALL REMOVALS SHALL BE ACCOMPLISHED BY MAKING A NEAT VERTICAL SAWCUT AT THE LIMITS OF REMOVAL. ALL CONCRETE WALK REMOVALS SHALL BE SAWCUT AT THE NEXT ADJACENT JOINT. ADJACENT MATERIALS DESIGNATED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR DURING THE WORK SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

B. SPRINKLE EXCAVATED MATERIAL AND ACCESS ROADS AS NECESSARY TO LIMIT DUST TO THE LOWEST PRACTICABLE LEVEL. DO NOT USE WATER TO SUCH AN EXTENT AS TO CAUSE FLOODING, CONTAMINATED RUNOFF, OR ICING.

C. IN THE EVENT THE CONTRACTOR ENCOUNTERS UTILITY LINES NOT SHOWN ON THE SITE PLAN OR OTHERWISE INDICATED TO BE SAVED, REMOVED, OR ABANDONED, THE LOCATION OF SUCH LINES SHALL BE MARKED IN THE FIELD AND THE OWNER'S REPRESENTATIVE NOTIFIED.

9. FILL MATERIALS:

A. ALL MATERIAL WHICH IS PROPOSED TO BE USED AS FILL, BEDDING OR BACKFILL SHALL BE GRADED AND TESTED FOR MOISTURE CONTENT AND COMPACTABILITY. GRADATION AND TEST RESULTS SHALL BE SUBMITTED FOR REVIEW AND ACCEPTANCE BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT OF FILL. SEE SPECIFICATIONS FOR INFORMATION AND RESTRICTIONS ON THE USE OF RECYCLED MATERIAL AS FILL.

B. MATERIAL USED IN FILLING SHALL BE APPROPRIATE TO THE SITE AND THE INTENDED USE OF THAT PORTION OF THE SITE.

C. TOPSOIL SHALL NOT BE USED AS A FILL MATERIAL.

D. NO FROZEN OR THAWING MATERIAL SHALL BE USED IN A FILL.

E. COMMON FILL MATERIAL SHALL CONSIST OF ON-SITE EXCAVATED SOILS FREE OF ORGANIC AND DELETERIOUS MATERIAL AND OF SUCH SIZE AND GRADATION THAT THE SPECIFIED COMPACTION CAN BE READILY ATTAINED. THE MOISTURE OF COMMON FILL MATERIAL AT THE TIME OF PLACEMENT SHALL BE WITHIN A RANGE OF ONE PERCENT ABOVE TO TWO PERCENT BELOW THE OPTIMUM MOISTURE CONTENT FOR COMPACTION.

F. GRAVEL BORROW: PER SECTION 9-03.14(1) OF WSDOT.

G. STRUCTURAL FILL SHALL BE NON-ORGANIC SOIL, ACCEPTABLE TO THE OWNER'S REPRESENTATIVE, PLACED IN MAXIMUM 8-INCH LOOSE LIFTS, WITH EACH LIFT BEING COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DENSITY USING ASTM:D 1557. STRUCTURAL FILL SHALL BE PLACED AND COMPACTED WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.

10. COMPACTION:

REQUIRED COMPACTION: COMPACT FILLS AND BACKFILLS TO THE FOLLOWING MINIMUM RELATIVE COMPACTION (PERCENTAGE OF MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557).

LOCATIONS	REQUIRED MINIMUM RELATIVE COMPACTION
UTILITY TRENCHES:	95%
UNDER WALKS AND PAVING:	95%
AGAINST WALLS:	90%
PLANTING AND LANDSCAPE AREAS:	85%
OTHER:	95%

11. FIELD QUALITY CONTROL:

A. THE OWNER'S TESTING AGENCY SHALL PERFORM TESTING. THE OWNER'S TESTING IS ONLY TO VERIFY CONFORMANCE WITH THE PROJECT PLANS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THAT THE WORK MEETS THE REQUIREMENTS OF THE SPECIFICATIONS AND THE CITY OF BELLEVUE.

NTS

GENERAL NOTES

9

CONSTRUCTION SEQUENCE

1. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF BELLEVUE, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.

2. VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. CONTACT ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION. THE ONE CALL CALL NUMBER IS 1-800-424-5555.

3. MAINTAIN & PROTECT EXISTING UTILITY SERVICES TO REMAIN, AS INDICATED ON THE PLANS, DURING CONSTRUCTION.

4. VERIFY GRADES PRIOR TO CONSTRUCTION. FLAG CLEARING LIMITS.

5. UTILIZE EXISTING PAVEMENT WHERE POSSIBLE FOR CONSTRUCTION ACCESS AND STAGING. INSTALL STABILIZED CONSTRUCTION ENTRANCES, SITE ACCESS ROUTES, CONSTRUCTION PADS AND LAYDOWN AREA AS NECESSARY TO STABILIZE SITE.

6. INSTALL REINFORCED SILT FENCE, TREE PROTECTION FENCE, COMPOST FILTER SOCKS AND OTHER TESC MEASURES AS INDICATED ON PLAN AND AS NECESSARY TO PREVENT EROSION AND STABILIZE SITE.

7. INSTALL DISCHARGE PIPES, PLUG CATCH BASINS (CB) AS NECESSARY. INSTALL CATCH BASIN INSERTS ON ALL EXISTING CB THAT COULD BE IMPACTED BY THE PROJECT.

8. REMOVE ASPHALT, GRAVEL, ROCKERY AND UTILITIES AS NOTED ON THE PLANS.

9. CLEAR & GRUB AREAS OF THE SITE TO BE ROUGH GRADED OR FILLED.

10. REMOVE UNSUITABLE BEARING MATERIAL AS IN DICTATED ON THE PLAN AND AS REQUIRED.

11. GRADE AND PLACE ACCEPTABLE FILL. AS SITEWORK PROGRESSES, MAINTAIN AND ADJUST AS NECESSARY.

12. INSTALL NEW STORM DRAINAGE SYSTEM AND CATCH BASIN INSERTS.

13. INSTALL UNDERGROUND UTILITIES.

14. CONSTRUCT PROPOSED SITE IMPROVEMENTS.

15. INSTALL AMENDED SOILS ON ALL DISTURBED SOILS NOT COVERED BY HARD SURFACE IN ACCORDANCE WITH THE CITY OF BELLEVUE BMP TS.13.

16. COMPLETE FINE GRADING AND FINAL STABILIZATION MEASURES INCLUDING LANDSCAPE INSTALLATION.

17. REMOVE EXCESS EXCAVATED MATERIALS, TRASH DEBRIS, AND WASTE MATERIALS. DISPOSE OF IN AN AUTHORIZED LOCATION.

18. CLEAN STORM DRAINAGE SYSTEM OF ALL SEDIMENT AND DEBRIS.

19. MAINTAIN TEMPORARY EROSION CONTROL FACILITIES UNTIL SITE IS COMPLETELY STABILIZED.

NTS

CONSTRUCTION SEQUENCE NOTES

6

CONSTRUCTION NOISE NOTES

1. CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER BCC 9.18.040. TO BE CONSIDERED A VIOLATION UNLESS UNLESS EXPANDED HOURS OF OPERATION ARE AUTHORIZED BY THE APPLICABLE DEPARTMENT DIRECTOR. THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE OR AT LEAST 75 FEET FROM THE SOURCE. ANY VIOLATION IS A CIVIL INFRACTION AND THE CITY MAY ASSESS A MONETARY PENALTY TO THE INDIVIDUAL CREATING THE NOISE. THE PENALTIES ARE:

A. A WARNING WILL BE ISSUED IF NO CONSTRUCTION NOISE VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

B. A CITATION WILL BE ISSUED AND A \$125 FINE IMPOSED IF ONE PREVIOUS VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

C. A CITATION WILL BE ISSUED AND A \$250 FINE IMPOSED IF TWO OR MORE PREVIOUS VIOLATION HAVE BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

2. FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES, CONSTRUCTION-RELATED NOISE IS ALLOWED 7 AM TO 6 PM ON WEEKDAYS AND 9 AM TO 6 PM ON SATURDAYS. NO DELIVERIES SHALL BE SCHEDULED PRIOR TO 7:00 AM OR AFTER 6:00 PM.

3. CONSTRUCTION-RELATED NOISE IS NOT ALLOWED OUTSIDE OF ALLOWABLE HOURS, LEGAL HOLIDAYS, OR SUNDAYS.

4. EXCEPTIONS FOR CONSTRUCTION RELATED NOISE LIMITATIONS CONTAINED IN THE NOISE CONTROL CODE MAY BE GRANTED PURSUANT TO BMC 9.18.020C.1 WHEN NECESSARY TO ACCOMMODATE CONSTRUCTION ON SCHOOLS WHICH CANNOT BE UNDERTAKEN DURING EXEMPT HOURS. NO BLANKET EXEMPTION EXISTS.

5. ALLOWANCES FOR SHORT TERM WORK OUTSIDE OF NORMAL HOURS FOR CONSTRUCTION RELATED NOISE SHALL BE LIMITED AND WILL BE REVIEWED ON A CASE BY CASE BASIS TO VERIFY NECESSITY AND ENSURE APPROPRIATE NOISE MITIGATION IS UTILIZED TO PROTECT SURROUNDING USES AND PROPERTIES.

6. IF EXPANDED HOURS ARE NECESSARY TO ACCOMMODATE A SPECIFIC COMPONENT OF THE SCHOOL CONSTRUCTION, THE DISTRICT MUST APPLY FOR A SEPARATE NOISE PERMIT FOR REVIEW AND APPROVAL BY STAFF. IN THIS TIME PERIOD, THE SITE SHALL BE POSTED ON ALL STREET FRONTAGES PRIOR TO THE START OF CONSTRUCTION ACTIVITY.

NTS

CONSTRUCTION NOISE NOTES

10

CITY OF BELLEVUE CLEARING AND GRADING STANDARD NOTES

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.

2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING OF CONSTRUCTION.

4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND AT THE THREAT OF RAIN.

10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.

12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.

13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.

15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.

16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.

17. INSTALL AMENDED SOILS ON ALL DISTURBED SOILS NOT COVERED BY HARD SURFACE IN ACCORDANCE WITH THE CITY OF BELLEVUE BMP TS.13.

NTS

CITY OF BELLEVUE CLEARING AND GRADING STANDARD NOTES

11

MOBILIZATION/STOCKPILE AREA NOTES

1. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY DUMPING.

STREET SWEEPING NOTES

1. CONTRACTOR SHALL IMMEDIATELY SWEEP THE PAVED CITY RIGHT-OF-WAY WHEN DIRT OR OTHER CONSTRUCTION RELATED DEBRIS IS DEPOSITED.

DUST SUPPRESSION

1. DUST FROM CLEARING, GRADING, AND OTHER CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED AT ALL TIMES.

2. IMPERVIOUS SURFACES ON OR NEAR THE CONSTRUCTION AREA SHALL BE SWEEPED, VACUUMED, OR OTHERWISE MAINTAINED TO SUPPRESS DUST ENTRAINMENT.

3. ANY DUST SUPPRESSANTS USED SHALL BE APPROVED BY THE DIRECTOR. PETROCHEMICAL DUST SUPPRESSANTS ARE PROHIBITED. WATERING THE SITE TO SUPPRESS DUST IS ALSO PROHIBITED UNLESS IT CAN BE DONE IN A WAY THAT KEEPS SEDIMENT OUT OF THE PUBLIC DRAINAGE SYSTEM.

DESIGN CHANGES AFTER PERMIT ISSUANCE

1. IF UTILITIES DESIGN CHANGES RESULT IN CHANGES TO THE CLEARING LIMITS SHOWN ON THESE PLANS, THE APPLICANT MUST SUBMIT A REVISION TO THE CLEARING AND GRADING PERMIT THAT INDICATES THE LOCATION OF THE NEW CLEARING LIMITS.

CONSTRUCTION PARKING

1. ALL CONSTRUCTION PARKING SHALL BE ACCOMMODATED ON-SITE. NO STREET PARKING WILL BE ALLOWED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL OFF-SITE PARKING IF NECESSARY TO ACCOMMODATE CONSTRUCTION WORKERS.

OTHER NOTES

NTS

4

BIORETENTION PROTECTION NOTES

1. CONTRACTOR TO STAKE LIMIT OF BIORETENTION AREAS AT THE START OF CONSTRUCTION. UTILIZE SILT FENCE OR OTHER MEASURES TO PROTECT FROM CONSTRUCTION EQUIPMENT AND FOOT TRAFFIC.

2. DO NOT EXCAVATE BIORETENTION AREAS TO SUB-GRADE UNTIL JUST PRIOR TO INSTALLATION OF BIORETENTION SOIL AND PLANTING. GEOTECHNICAL ENGINEER TO REVIEW BIORETENTION SUBGRADE PRIOR TO INSTALLATION OF SOIL AND PLANTING.

3. DO NOT ALLOW CONSTRUCTION STORMWATER RUNOFF TO ENTER EXCAVATED BIORETENTION AREAS. RESTORE THE BMP TO ITS FULLY FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT DURING CONSTRUCTION. RESTORING THE BMP MUST INCLUDE REMOVAL OF SEDIMENT AND ANY SEDIMENT-LADEN BIORETENTION SOILS AND REPLACING THE REMOVED SOILS WITH SOILS MEETING THE DESIGN SPECIFICATIONS.

4. KEEP ALL HEAVY EQUIPMENT OFF EXISTING SOILS UNDER BIORETENTION FACILITIES THAT HAVE BEEN EXCAVATED TO FINAL GRADE TO RETAIN THE INFILTRATION RATE OF THE SOILS.

NTS

BIORETENTION PROTECTION NOTES

8

NOT USED

NTS

12

CITY OF BELLEVUE APPROVAL STAMP

CITY OF BELLEVUE
UTILITY GRID J-2
COB UE#22-105116, GD #22-105126
SW 1/4 , SECTION 15, TOWNSHIP 25 N, RANGE 5 E W9

SET TYPE:
PERMIT SET

SET/ISSUE DATE:
04.05.2022

REVISIONS:
△ PERMIT RESUBMITTAL 08.03.2022

DRAWN/CHECKED:
KES/LJP
SHEET NAME:
TESC NOTES

SHEET NUMBER:
C1.2

BRIDGE TRAILS PARK
CITY OF BELLEVUE

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Seattle, WA 98101

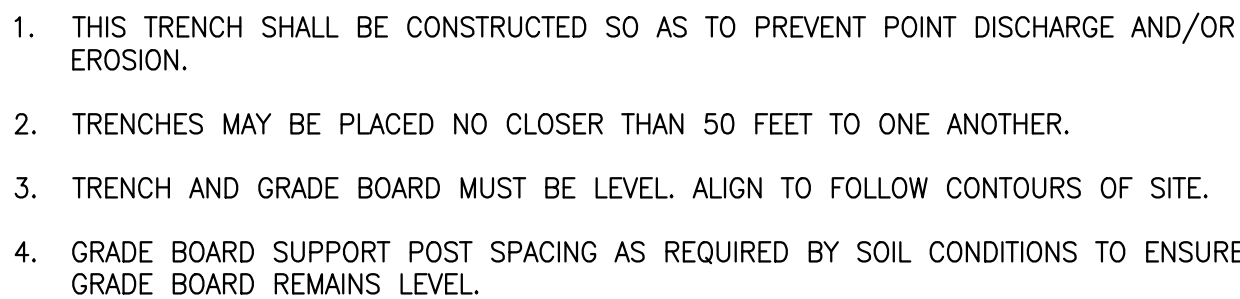
bergerpartnership.com

LAURIE J. PEARL
CITY OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
8-2-2022

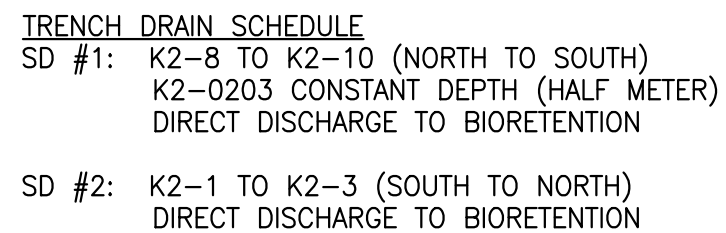
1. ALL WORK SHALL CONFORM TO THE 2022 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4" - 15") OR ASTM F-679 (18" - 27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
4. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.
5. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITES APPROVED CSWPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
6. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
7. ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8' LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.
8. ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURBLINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.
9. VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.
10. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.
11. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
12. ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.
13. ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #23 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.
14. STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.
15. ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.
16. ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
17. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
18. STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. TEE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.
19. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
20. PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.
21. CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
22. THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.

- MAINTAIN 2022 EDITION OF COB UTILITY
ENGINEERING STANDARDS AND DETAILS ON
SITE AT ALL TIMES

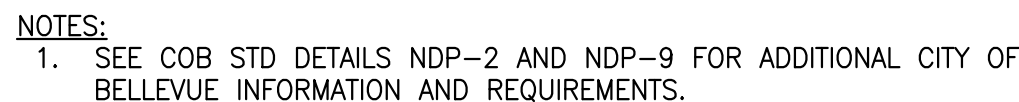
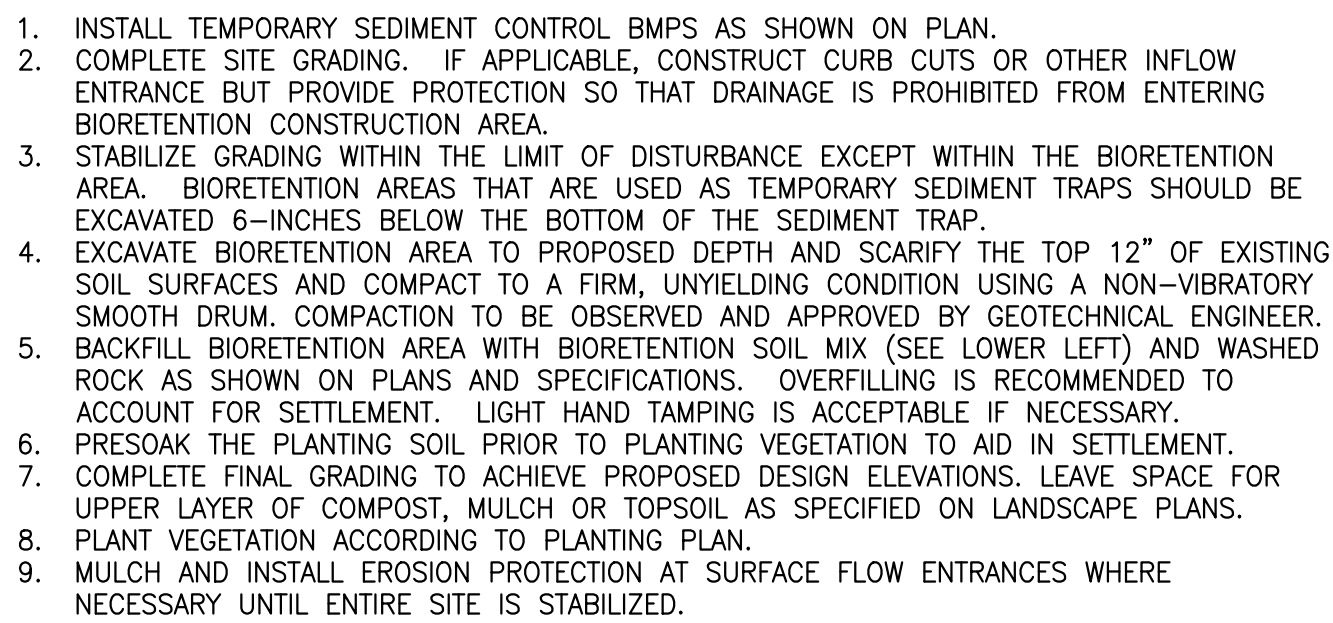
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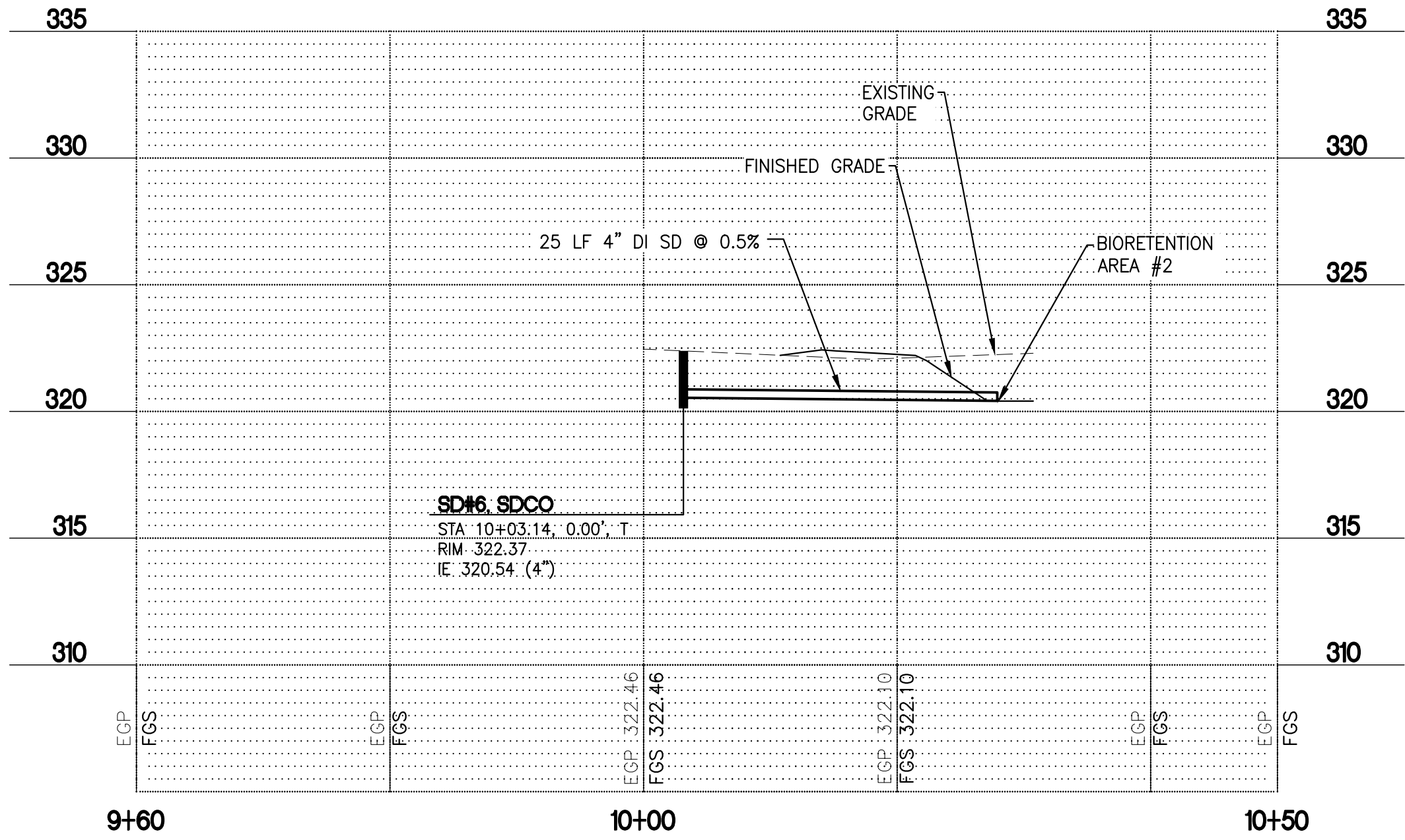


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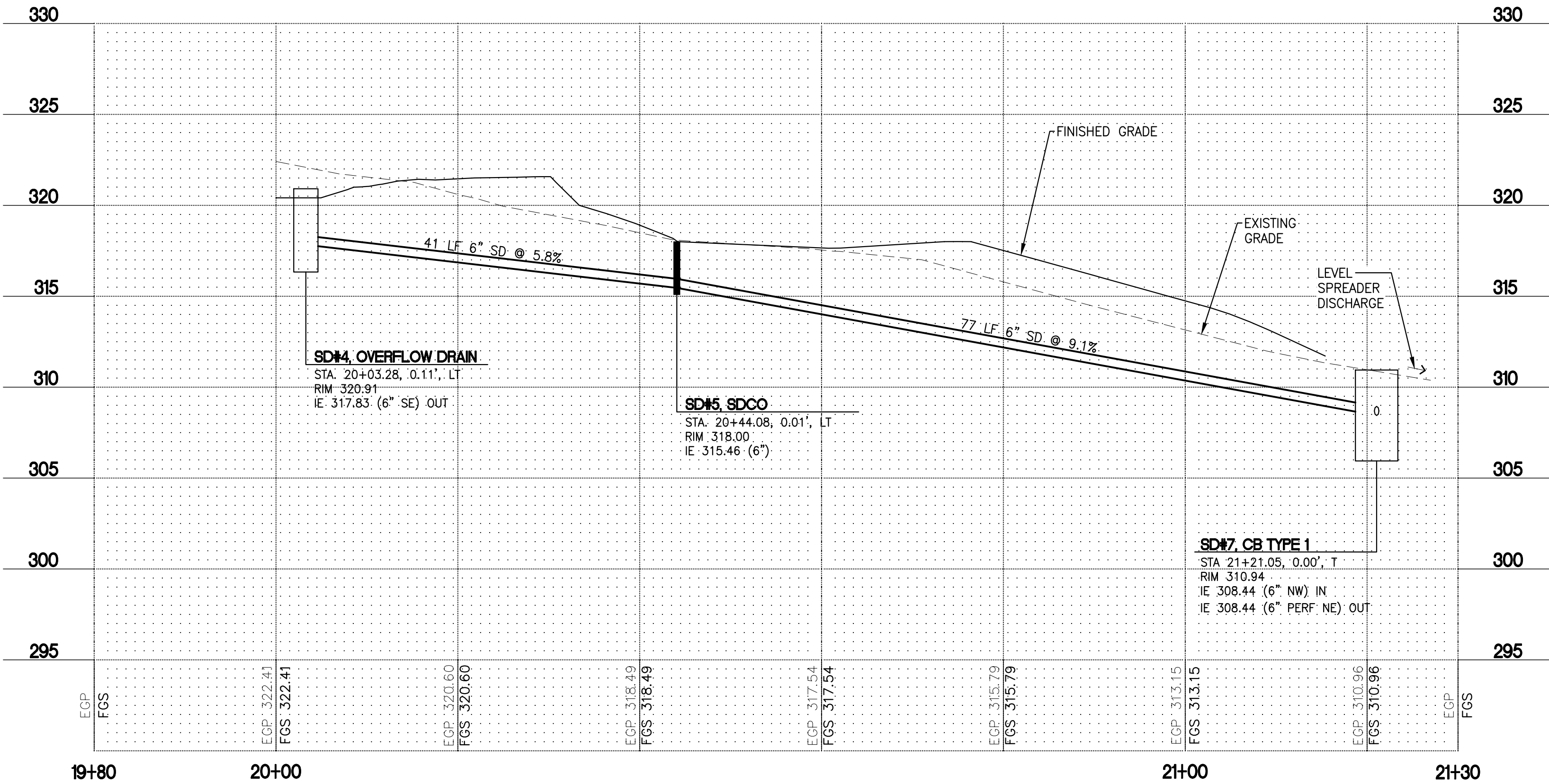
CITY OF BELLEVUE APPROVAL STAMP

CITY OF BELLEVUE
UTILITY GRID J-2
COB UE#22-105116, GD #22-105126
SW 1/4, SECTION 15, TOWNSHIP 25 N, RANGE 5 E WM



SD PROFILE #1 - SD#6 TO BIORETENTION #2

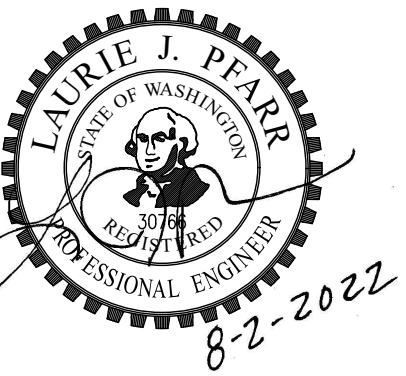
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SD PROFILE #2 - SD#4 TO SD#7

2

CITY OF BELLEVUE
UTILITY GRID J-2
COB UE#22-105116, GD #22-105126
SW 1/4, SECTION 15, TOWNSHIP 25 N, RANGE 5 E WM



SET TYPE:
PERMIT SET

SET ISSUE DATE:
04.05.2022

REVISIONS:
△ PERMIT RESUBMITTAL 08.03.2022

DRAWN/CHECKED:
KES/LJP
SHEET NAME:
DRAINAGE PROFILES

SHEET NUMBER:

C2.2

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Bridle Trails Park
City of Bellevue

4432 140th Ave NE, Bellevue, WA 98005

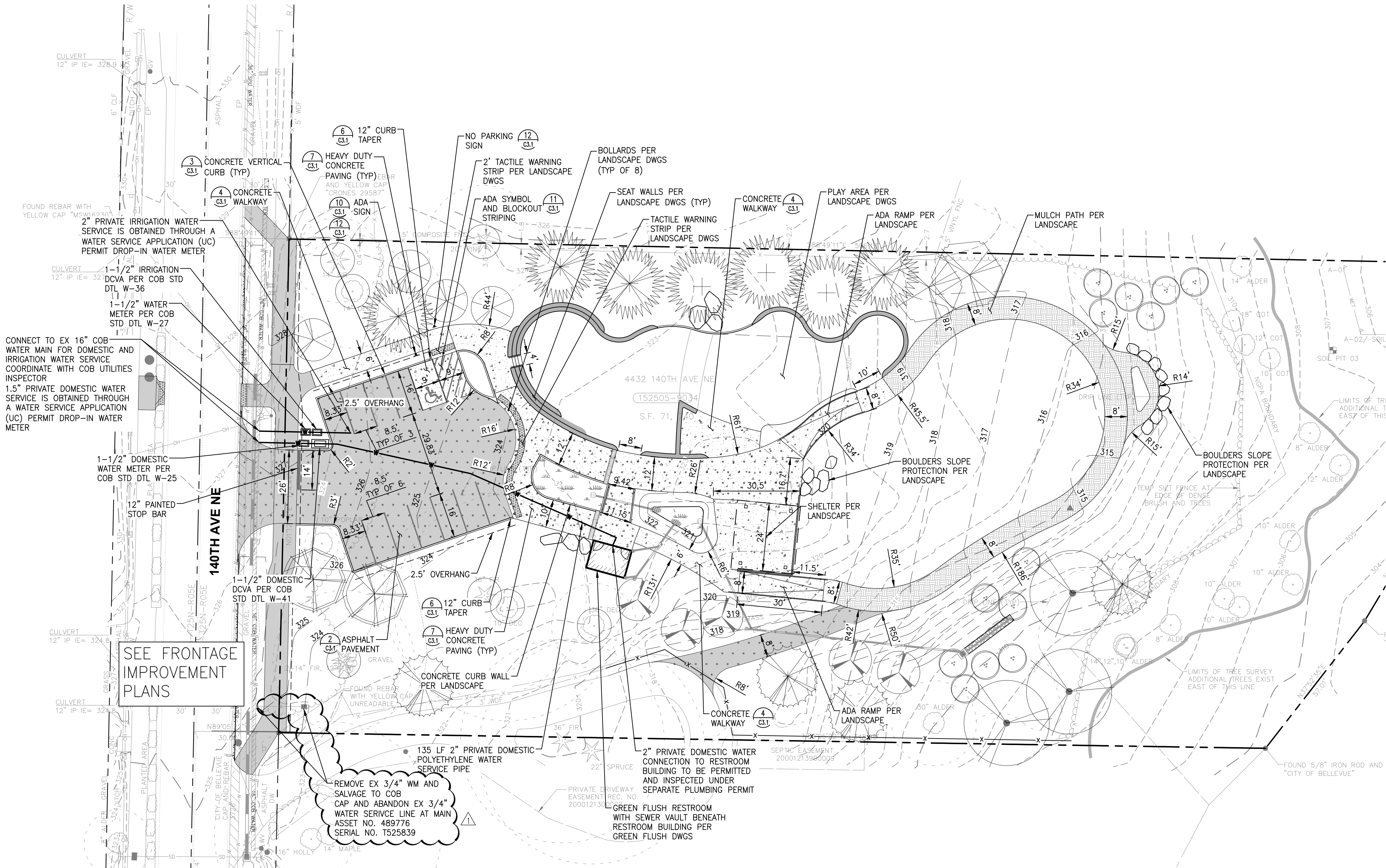


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Berger Partnership Project Number: XXXXXXXX.XX-XXXX-08.02.2022 5:15 PM by: Kim Schroeder (P) s:\lpcd engineering\pic\projects\berger partnership\140th ave ne park\designsheets\140th ave ne-utl.dwg



SEE FRONTAGE IMPROVEMENT PLANS

REMOVE EX 3/4" WM AND SALVAGE TO COB CAP AND ABANDON EX 3/4" WATER SERVICE LINE AT MAIN ASSET NO. 489776 SERIAL NO. T525839

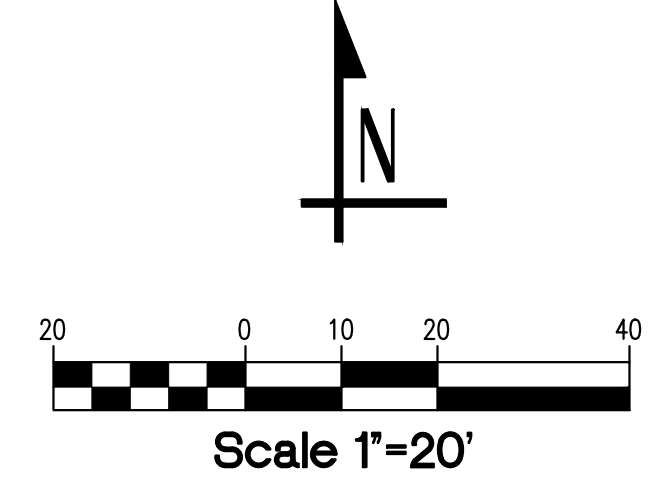
CITY OF BELLEVUE GENERAL WATER NOTES

- ALL WORK SHALL CONFORM TO THE 2022 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
- ALL PIPE SHALL BE DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.
- ALL PIPE AND FITTINGS NOT TO BE DISINFECTED IN PLACE SHALL BE SWABBED WITH 1% AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.
- THE NEW WATERMAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED AND RECEIVED BY THE CITY INSPECTOR. SEE STANDARD DETAIL W-9.
- AFTER DISINFECTING THE WATERMAIN, DISPOSE OF CHLORINATED WATER BY DISCHARGING TO THE NEAREST OPERATING SANITARY SEWER.
- WATER MAIN SHUT-DOWNS SHALL BE COORDINATED WITH THE WATER OPERATIONS DIVISION FOR PREFERRED TIMING DURING FLOW CONTROL CONDITIONS. WATER MAIN SHUTDOWNS SHALL NOT BE SCHEDULED TO TAKE PLACE ON FRIDAYS, OR ON THE FIVE DAYS BEFORE NOR ONE DAY AFTER A CITY HOLIDAY, UNLESS OTHERWISE APPROVED BY THE UTILITY.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3 FT. MINIMUM COVER AND 12-INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
- WRAP ALL DUCTILE IRON PIPE AND ADJACENT VALVES AND FITTINGS WITH 8-MIL. POLYETHYLENE CONFORMING TO AWWA C105.
- THE WATERMAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
- TRENCH BACKFILL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.

- ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED.
- WHEN WORKING WITH ASBESTOS CEMENT PIPE, THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS' EXPOSURE TO ASBESTOS MATERIAL AT OR BELOW THE LIMIT PRESCRIBED IN WAC 296-62-07705.
- CALL 1-800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.
- UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF PRIVATELY OWNED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.
- THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
- BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSERTS FOR ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL INSERTS AND REPLACE AS NECESSARY.
- ABANDONMENT OF EXISTING WATER SERVICES SHALL BE ACCOMPLISHED AS FOLLOWS:
 - REMOVE EXISTING SERVICE SADDLE FROM WATER MAIN AND REPLACE WITH NEW STAINLESS STEEL REPAIR BAND, ROMAC SS2 FORD SERVICE SADDLE FC101, OR APPROVED EQUAL (WILL NOT BE REQUIRED WHEN WATER MAIN IS TO BE ABANDONED).
 - REMOVE AND DISPOSE OF EXISTING SETTER AND METER BOX.
 - CAP OR CRIMP (IF COPPER) EXISTING SERVICE LINE TO BE ABANDONED IN PLACE, EACH END.
 - RETURN EXISTING METER TO CITY OF BELLEVUE UTILITIES INSPECTOR.
- WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. WRAP DI PIPE AND COUPLINGS WITH 8-MIL POLYETHYLENE CONFORMING TO AWWA C105. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO THE INVERT OF THE AC MAIN.
- AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
- WHERE WATER MAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MAXIMUM JOINT SEPARATION.

- AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
- WORKERS MUST FOLLOW CONFINED SPACE REGULATIONS AND PROCEDURES WHEN ENTERING OR DOING WORK IN COB OWNED CONFINED SPACES. COMPLETED PERMIT MUST BE GIVEN TO THE UTILITIES INSPECTOR PRIOR TO ENTRY.
- MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
- WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGNOFF.
- THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC UTILITY EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.
- PRIVATE FIRE SERVICE MAINS MUST BE INSTALLED IN ACCORDANCE WITH NFPA-24 AS WELL AS COB REQUIREMENTS. THE PIPING MUST BE DOUBLY RESTRAINED AT ALL JOINTS. THIS MEANS THAT ANY CHANGE OF DIRECTION WILL REQUIRE BOTH CONCRETE THRUST BLOCKING AND A MECHANICAL RESTRAINT TYPE JOINT. STRAIGHT RUNS OF PIPE ARE CONSIDERED TO BE DOUBLY RESTRAINED WITH A MECHANICAL RESTRAINT JOINT AND THE WEIGHT OF THE BACKFILL. THIS PIPING MUST BE TESTED AT 200 PSI FOR TWO HOURS WITH NO LEAKS.

CITY OF BELLEVUE
UTILITY GRID J-2
COB UE#22-105116, GD #22-105126
SW 1/4, SECTION 15, TOWNSHIP 25 N, RANGE 5 E WM



LEGEND

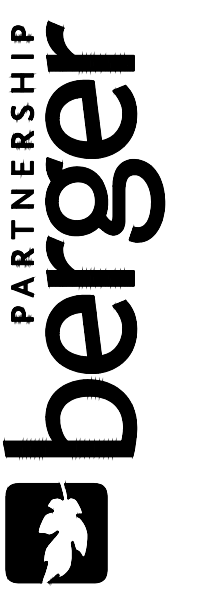
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- EX CONTOUR (INDEX)
- EX CONTOUR
- PROPOSED CONTOUR (INDEX)
- PROPOSED CONTOUR
- FF 78.0 FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE WALKWAY
- HEAVY DUTY CONCRETE PAVING
- TACTILE WARNING STRIP
- ASPHALT (AC) WALKWAY
- ASPHALT (AC) PAVEMENT
- GRAVEL SURFACING
- MULCH PER LANDSCAPE
- SITE WALL
- VERTICAL CURB
- BIORETENTION AREA
- ROCKERY
- QUARRY SPALL DISCHARGE PAD
- OVERFLOW DRAIN
- TRENCH DRAIN
- CATCH BASIN TYPE 1
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- STORM DRAIN CLEANOUT
- DOWNSPOUTS
- WATER FITTINGS
- WATER SERVICE LINES
- WATER METER
- WATER SERVICE LINES



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Dial 811

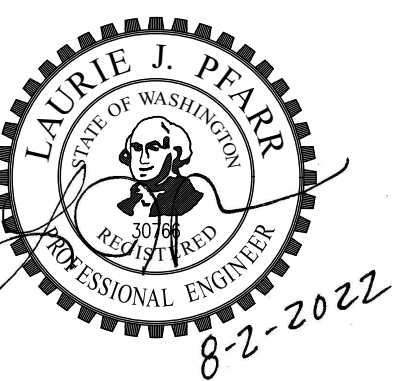
CITY OF BELLEVUE APPROVAL STAMP

APPROVAL STAMP AREA



1932 First Ave
Suite 201
Seattle, WA 98101
p. 206.725.1211
f. 206.973.5344
www.lpcdengineering.com

Bridle Trails Park
City of Bellevue



SET TYPE:
PERMIT SET

04.05.2022

REVISIONS:
△ PERMIT RESUBMITTAL 08.03.2022

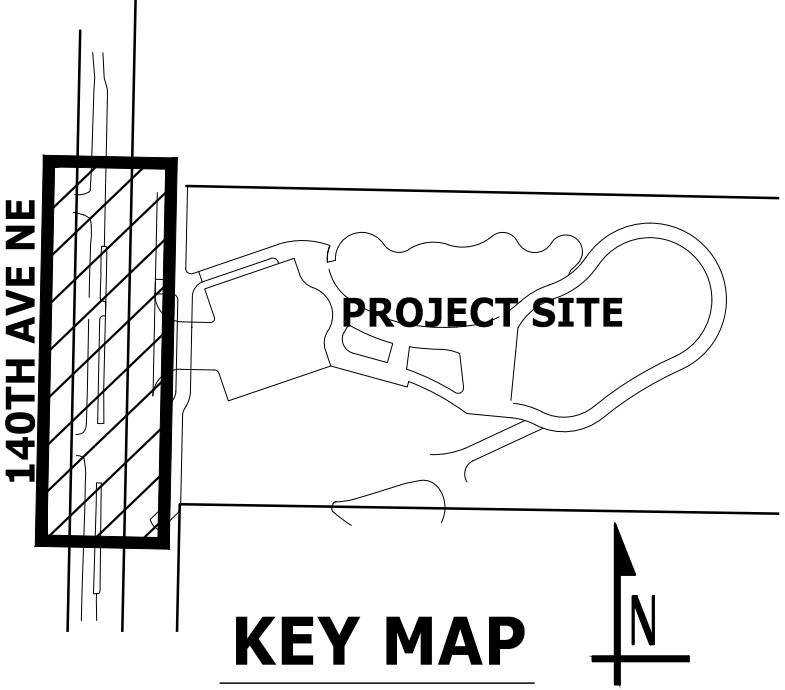
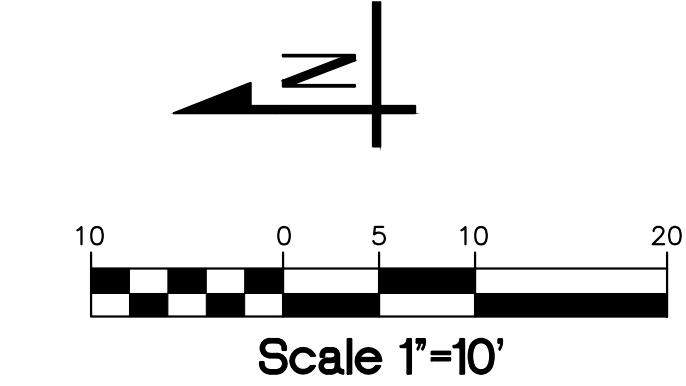
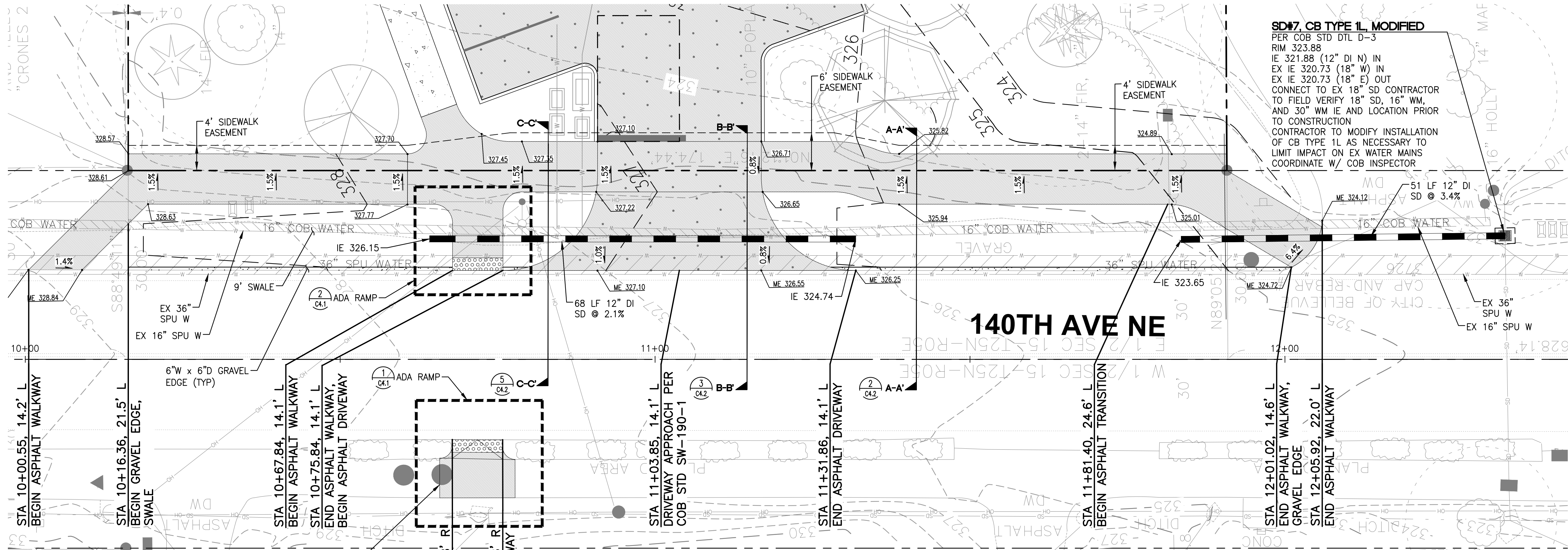
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KES/LJP
SHEET NAME:
PAVING AND UTILITY PLAN

SHEET NUMBER:

C3.0

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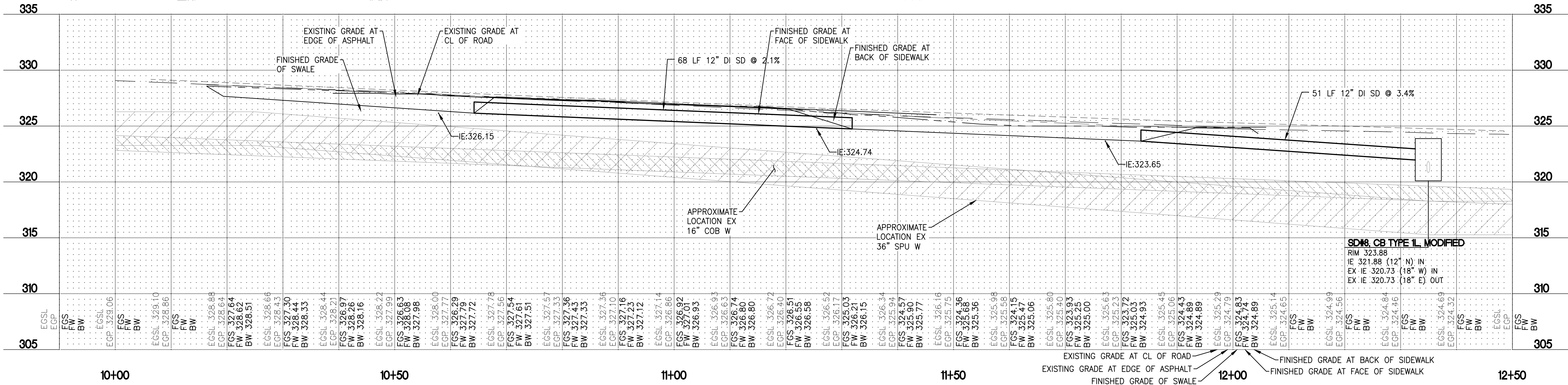
4432 140th Ave NE, Bellevue, WA 98005



NOTE:
CONTRACTOR TO COORDINATE WORK WITH SPU AND DETERMINE SCOPE OF WORK WHERE THEY NEED TO CONTACT SPU PRIOR TO STARTING



Know what's below.
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SD#8, CB TYPE 1L, MODIFIED
PER COB STD DTL D-3
RIM 323.88
IE 321.88 (12" N) IN
EX IE 320.73 (18" W) IN
EX IE 320.73 (18" E) OUT
CONNECT TO EX 18" SD CONTRACTOR TO FIELD VERIFY 18" SD, 16" WM, AND 30" WM IE AND LOCATION PRIOR TO CONSTRUCTION
CONTRACTOR TO MODIFY INSTALLATION OF CB TYPE 1L AS NECESSARY TO LIMIT IMPACT ON EX WATER MAINS COORDINATE W/ COB INSPECTOR

LEGEND

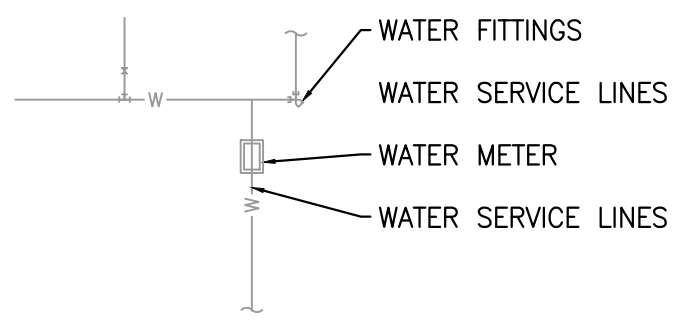
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|-----------------|--------------------------|----------------------------|
| --- | PROPERTY LINE | EX BUILDING |
| - - - 230 - - - | EX CONTOUR (INDEX) | PROPOSED BUILDING |
| - - - 231 - - - | EX CONTOUR | CONCRETE WALKWAY |
| - - - 230 - - - | PROPOSED CONTOUR (INDEX) | HEAVY DUTY CONCRETE PAVING |
| - - - 231 - - - | PROPOSED CONTOUR | TACTILE WARNING STRIP |
| xxx | SPOT ELEVATION | ASPHALT (AC) WALKWAY |
| FF 78.0 | FINISHED FLOOR ELEVATION | ASPHALT (AC) PAVEMENT |

- | | |
|----------------------------|----------------------------|
| Gravel | GRAVEL SURFACING |
| Mulch | MULCH PER LANDSCAPE |
| Site Wall | SITE WALL |
| Vertical Curb | VERTICAL CURB |
| Bioretention Area | BIORETENTION AREA |
| Rockery | ROCKERY |
| Quarry Spall Discharge Pad | QUARRY SPALL DISCHARGE PAD |

140TH AVE NE - STA 10+00 - 12+40

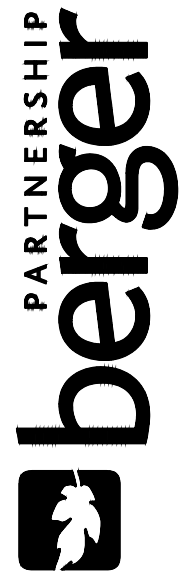
SCALE: 1"=20' H 1"=10' V

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|--------|--------------------------|
| ⊙ | OVERFLOW DRAIN |
| ----- | TRENCH DRAIN |
| ■ | CATCH BASIN TYPE 1 |
| ----- | STORM DRAINAGE PIPE |
| ----- | FOOTING/SUBSURFACE DRAIN |
| SDCO • | STORM DRAIN CLEANOUT |
| DS • | DOWNSPOUTS |



CITY OF BELLEVUE
UTILITY GRID J-2
COB UE#22-105116, GD #22-105126
SW 1/4, SECTION 15, TOWNSHIP 25 N, RANGE 5 E WM

CITY OF BELLEVUE APPROVAL STAMP



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Seattle, WA 98101
p. 206.725.1211
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Bridle Trails Park
City of Bellevue



SET TYPE
PERMIT SET

ISSUE DATE:
04.05.2022

REVISIONS:
△ PERMIT RESUBMITTAL 08.03.2022

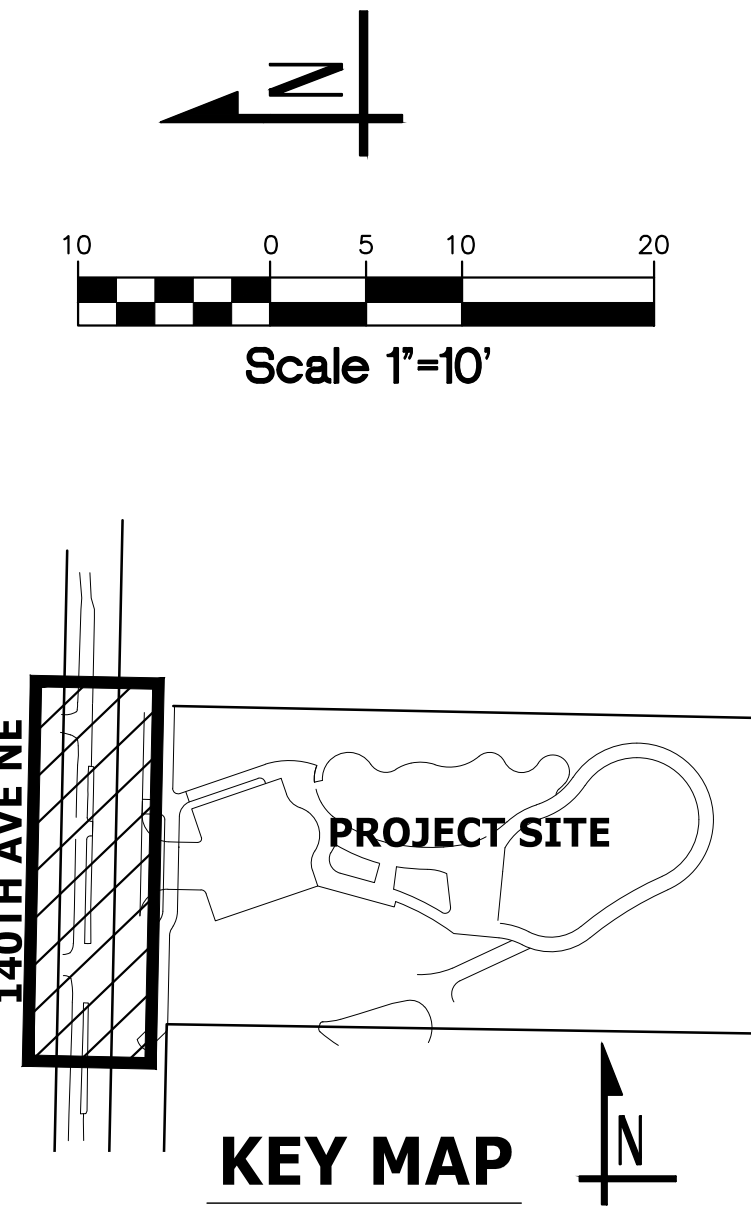
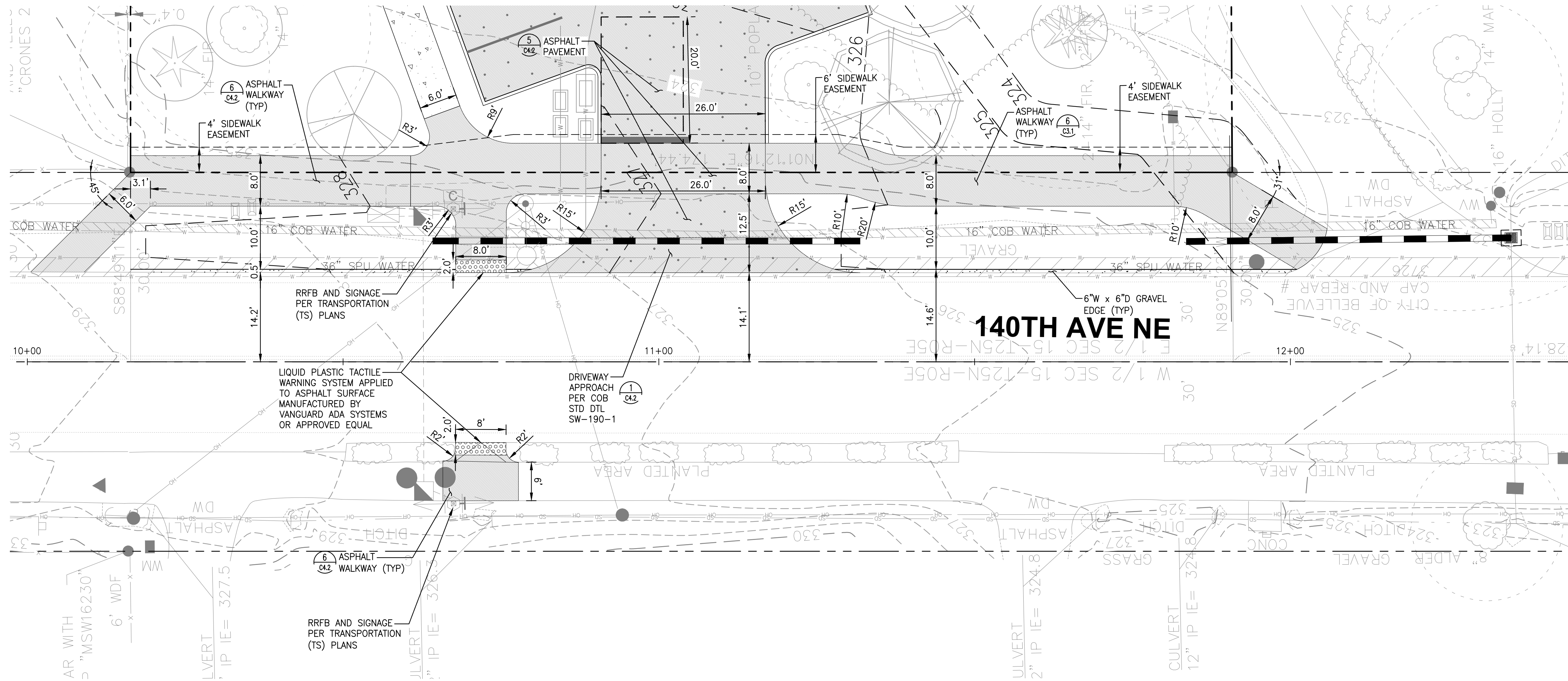
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KES/LJP
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FRONTAGE IMPROVEMENT
PLAN & PROFILE

SHEET NUMBER:

C4.0

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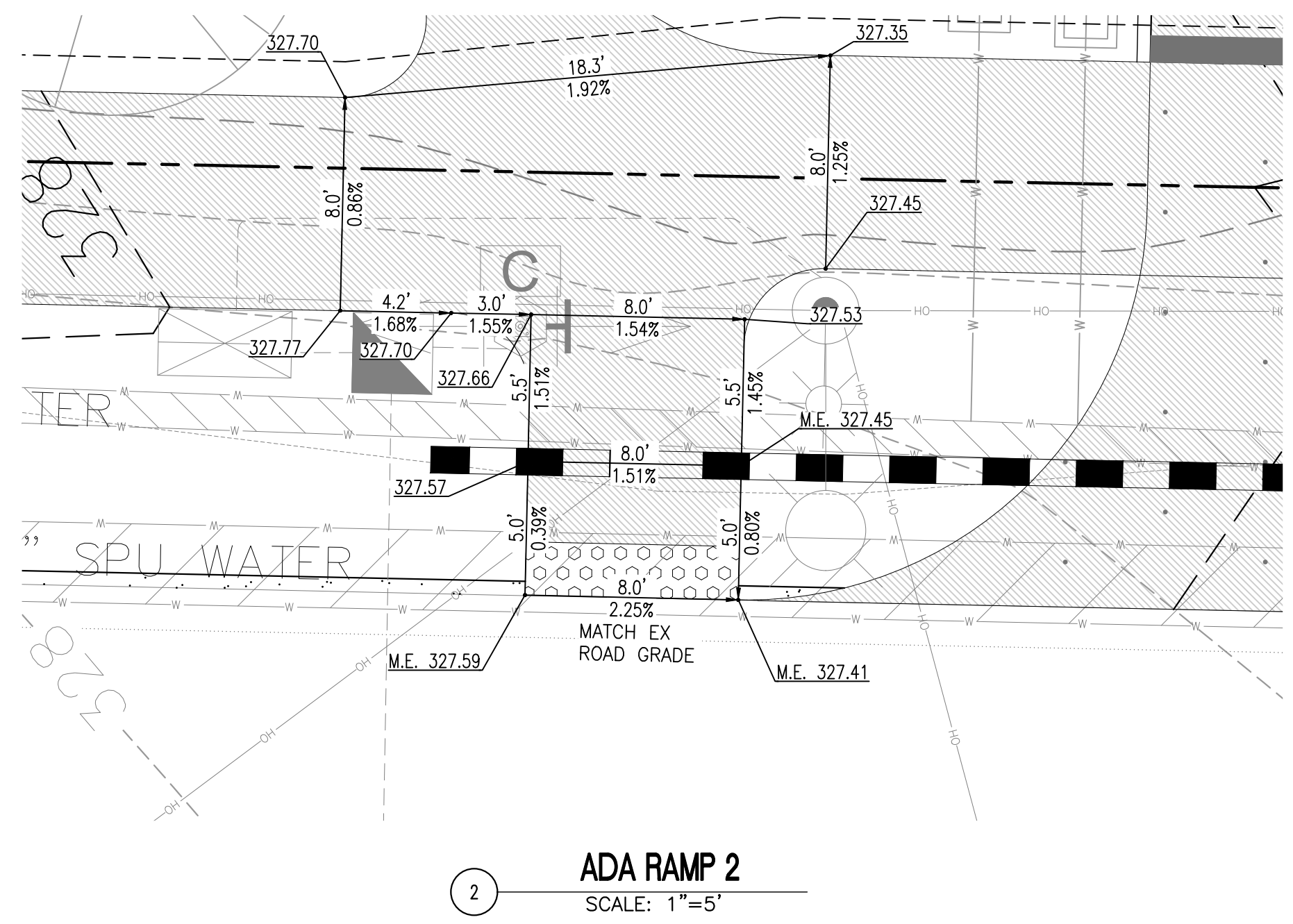
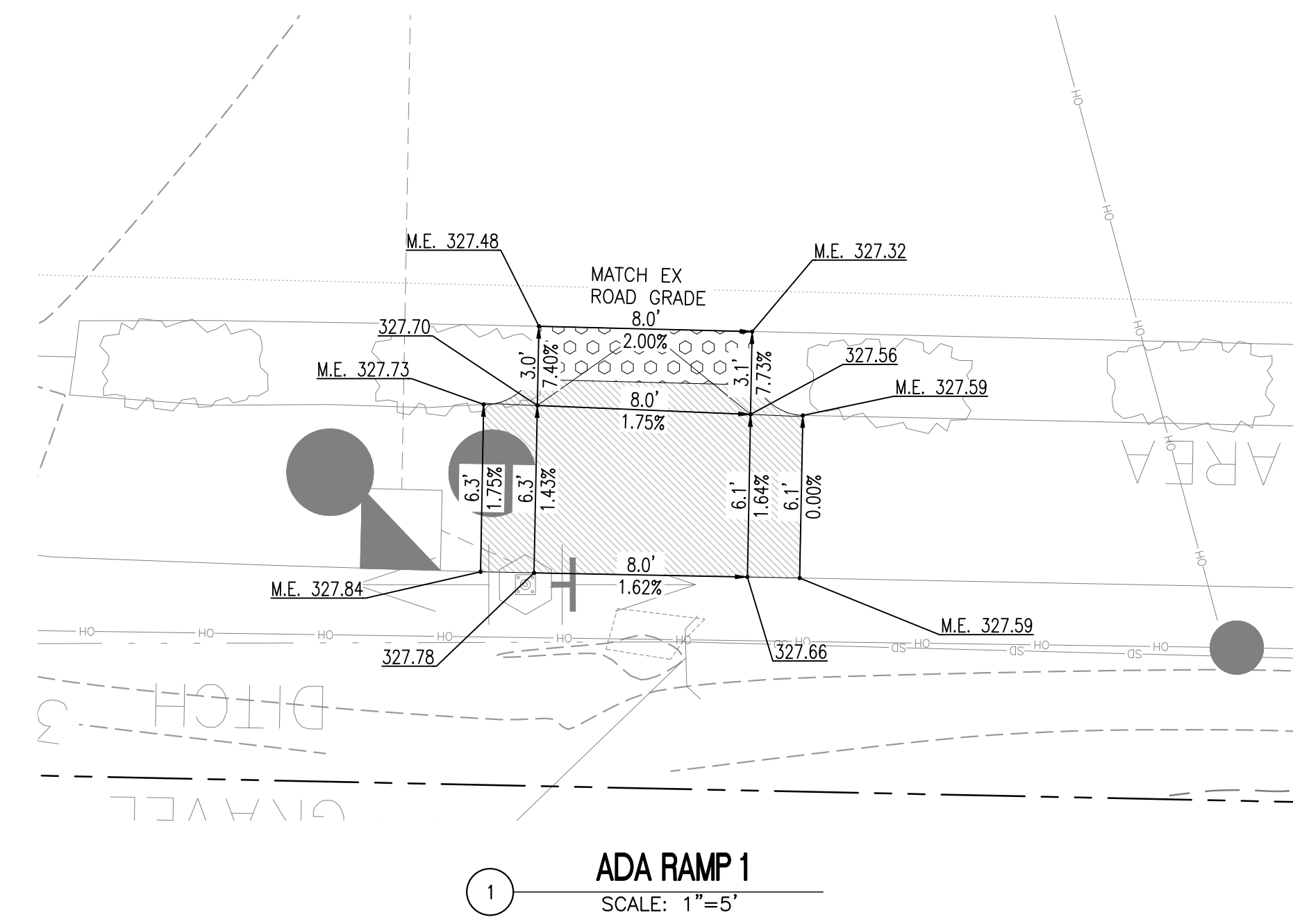

4432 140th Ave NE, Bellevue, WA 98005



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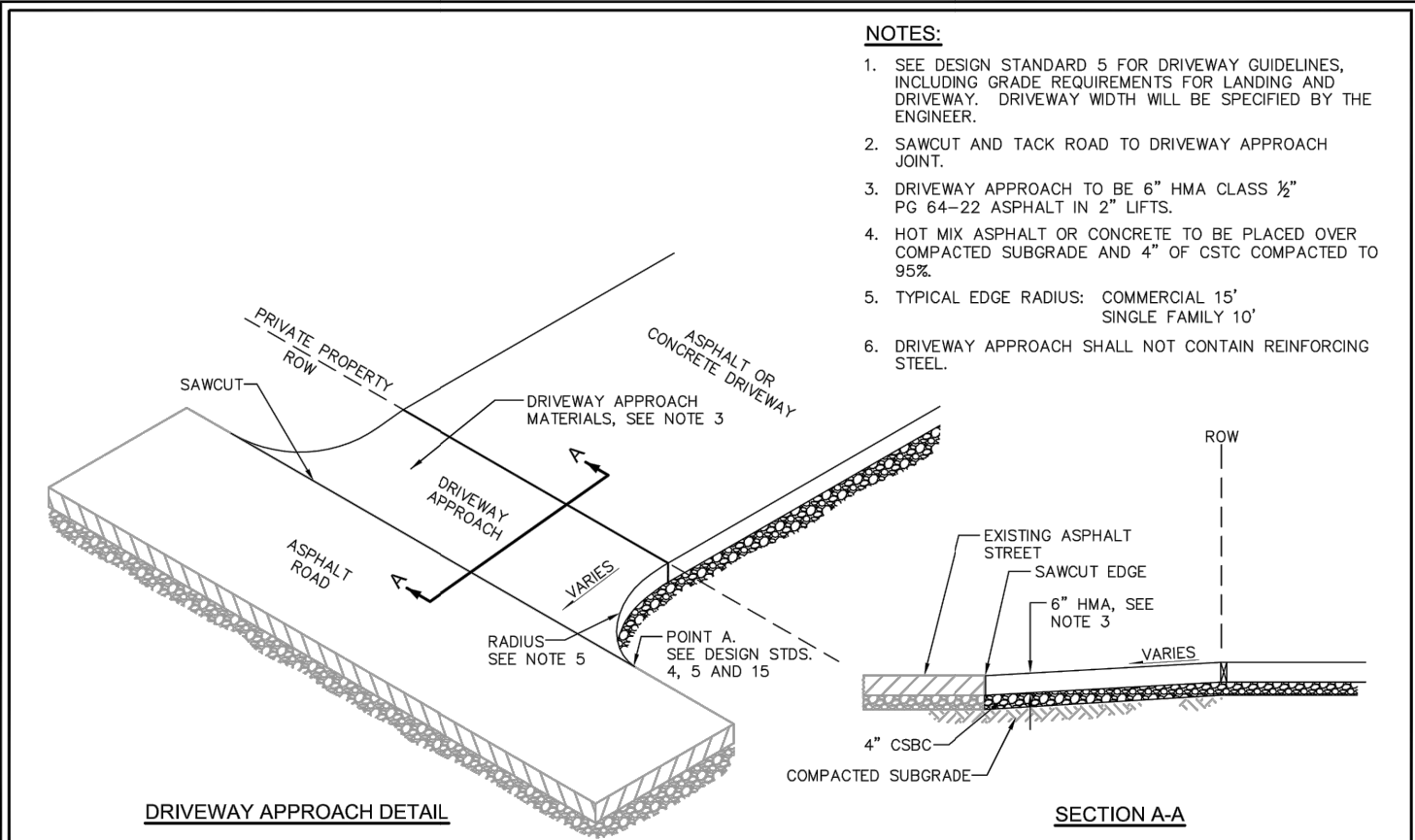
CONTRACTOR TO COORDINATE WORK WITH SPU AND DETERMINE SCOPE OF WORK WHERE THEY NEED TO CONTACT SPU PRIOR TO STARTING

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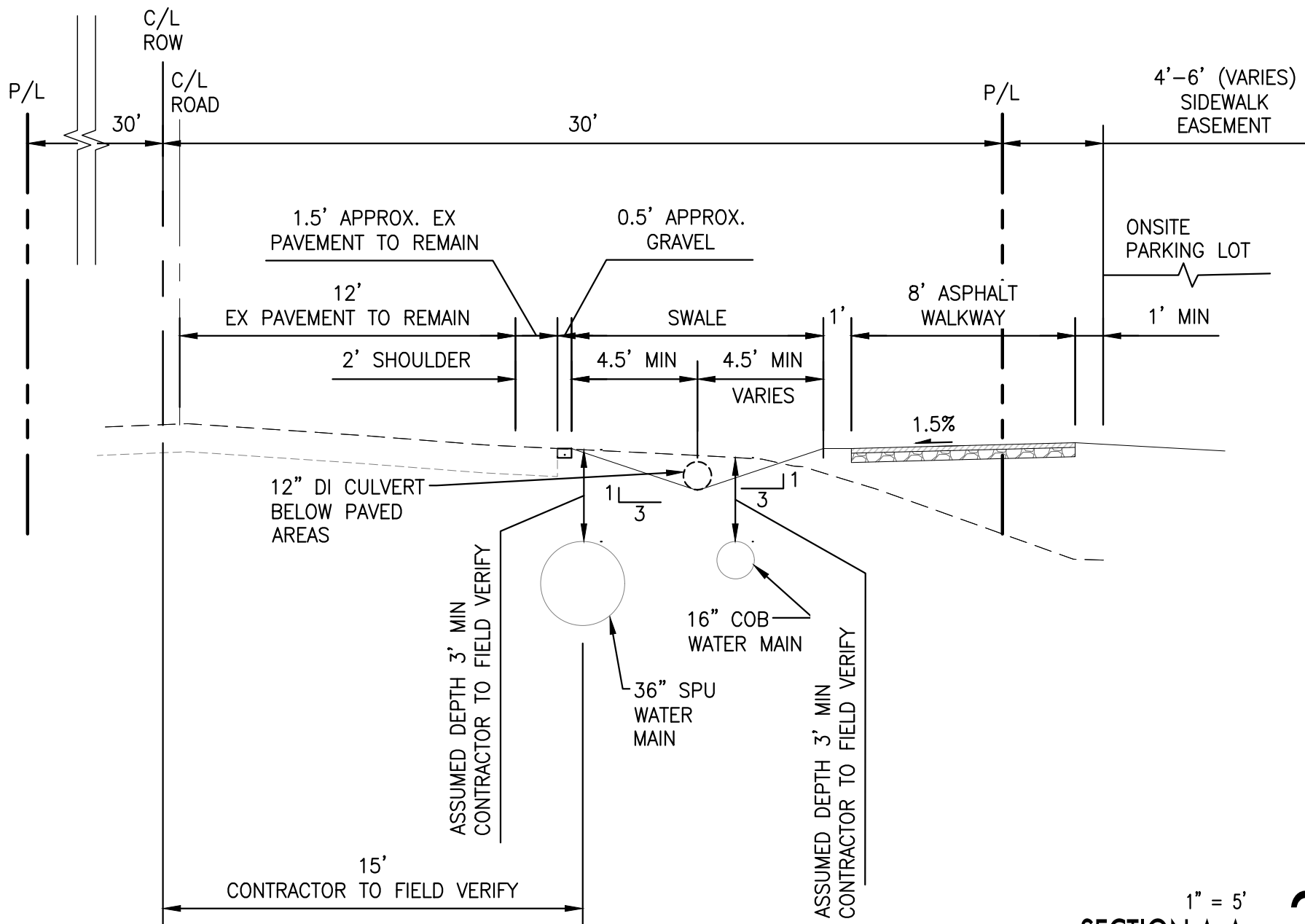
CITY OF BELLEVUE
UTILITY GRID J-2
COB UE#22-105116, GD #22-105126
SW 1/4 , SECTION 15, TOWNSHIP 25 N, RANGE 5 E WM

CITY OF BELLEVUE APPROVAL STAMP

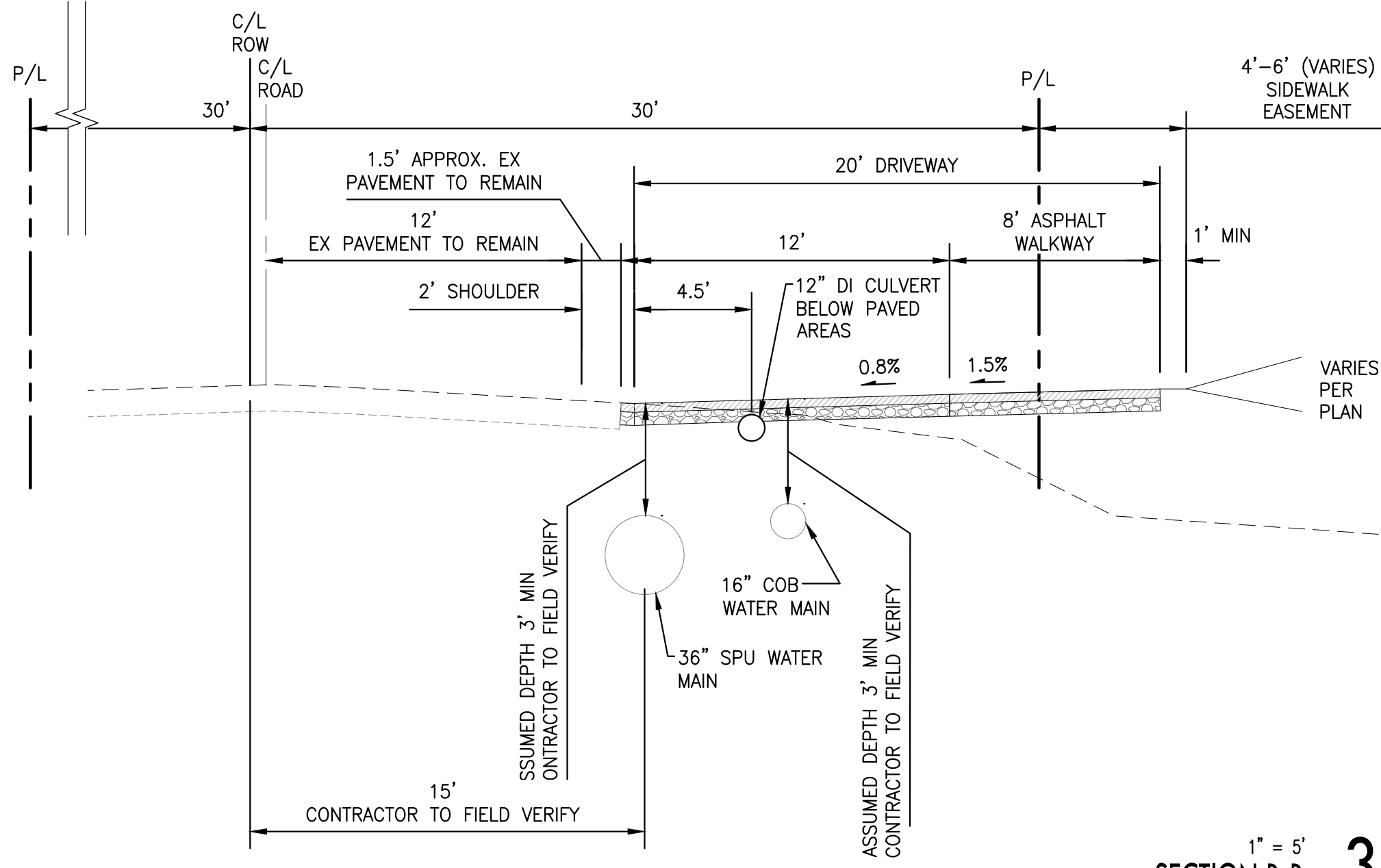


	DRIVEWAY APPROACH WHERE NO CURB-GUTTER EXISTS	
	DRAWING NUMBER	SW-190-1
	SCALE	NONE
	REVISION DATE	12/18
	DEPARTMENT	TRANS

NTS
DRIVEWAY APPROACH 1



1" = 5'
SECTION A-A 2

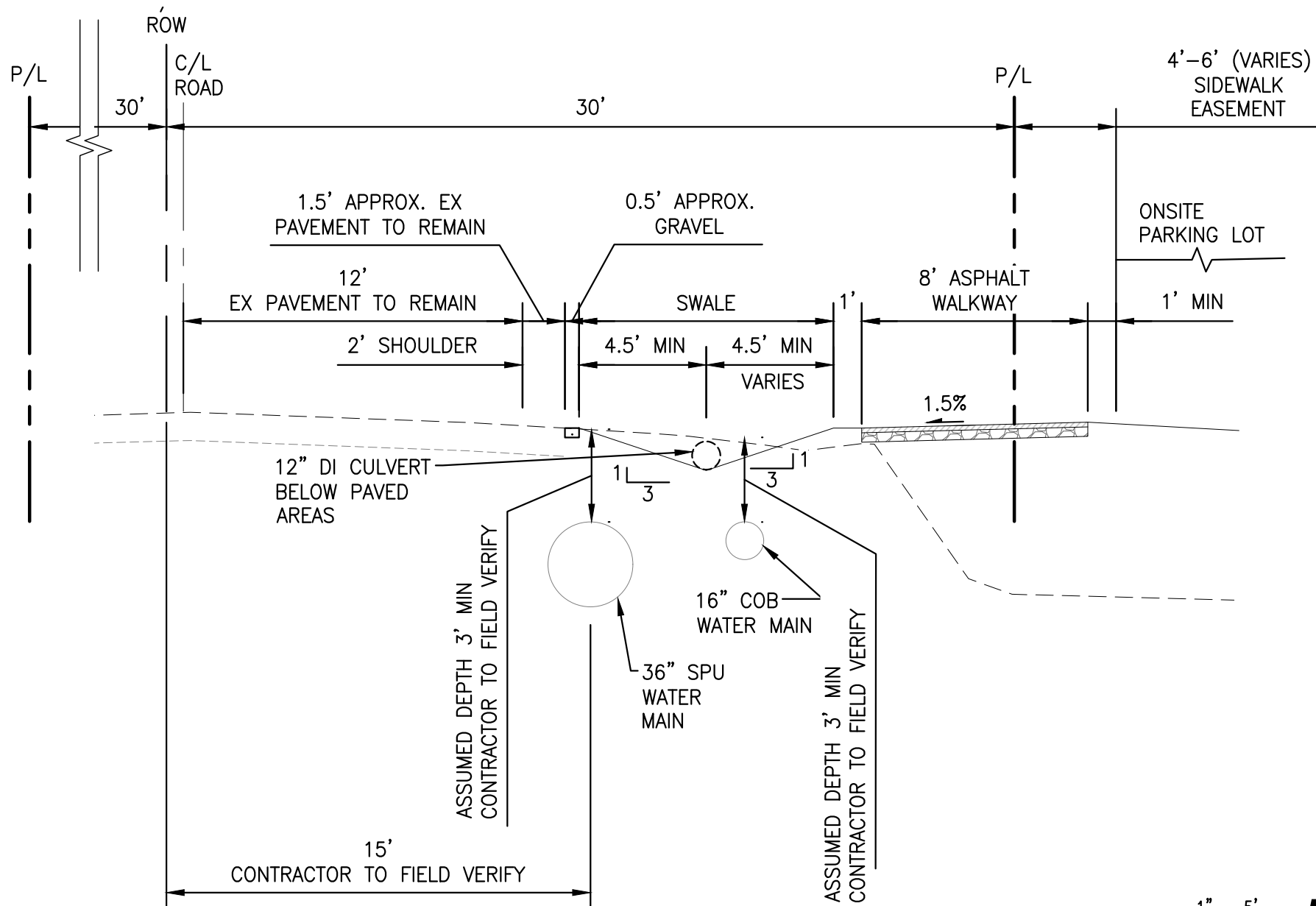


1" = 5'
SECTION B-B 3

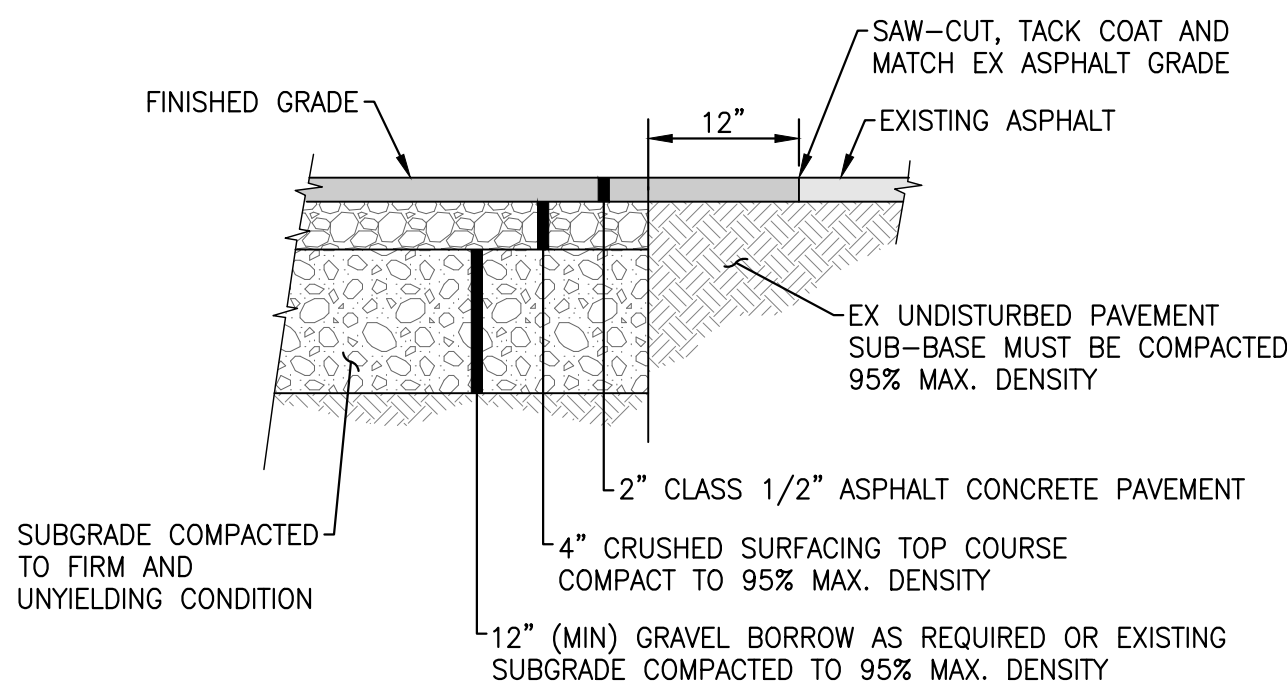
TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION; OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
- APPROVAL OF THIS ROAD, GRADING, AND/OR DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRE-CONSTRUCTION CONFERENCE AT 425-452-6875 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY. THIS CONFERENCE MUST BE ATTENDED BY THE CONTRACTOR AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. A RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION CONFERENCE.
- A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR MAY ISSUE A STOP WORK ORDER IF APPROVED PLANS ARE NOT AVAILABLE AT THE SITE WHEN NEEDED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT OF WAY USE PERMITS BEFORE BEGINNING OFF-SITE WORK. WORK WITHIN THE RIGHT OF WAY FRONTING THE SITE, WHETHER IMPROVED OR UNIMPROVED, REQUIRES A SEPARATE RIGHT OF WAY USE PERMIT. RIGHT OF WAY USE PERMITS ARE REQUIRED FOR ALL CURB CUTS AND ROADWAY CUTS.
- IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR DEVICES NECESSARY TO PROTECT PROPERTY AND THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC. TRAFFIC CONTROL PLANS MUST BE SUBMITTED UNDER THE RIGHT OF WAY USE PERMIT PRIOR TO WORK COMMENCING IN THE RIGHT OF WAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR/ LOCATOR AT 425-864-8080 BEFORE RELOCATING ANY TRAFFIC SIGNAL OR STREET LIGHTING POLES, CONDUITS OR EQUIPMENTS. IN ADDITION, THE INSPECTOR MUST BE NOTIFIED IF ANY STREET CUT THAT AFFECTS AN EXISTING SIGNAL LOOP DETECTOR IN THE RIGHT OF WAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION.
- PRIOR TO THE PLACEMENT OF ASPHALT PAVING, THE CONTRACTOR MUST SUBMIT COMPACTION TEST RESULTS (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. PROOF ROLLING OF THE ROADWAY WILL BE CONDUCTED IN THE PRESENCE OF THE TRANSPORTATION CONSTRUCTION INSPECTOR PRIOR TO CRUSHED ROCK PLACEMENT.
- THE FINAL TOP LIFT FOR THE ROADWAY MAY BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1ST, SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL. ALL OTHER LIMITATIONS PER WSDOT STANDARD SPECIFICATIONS 5-04.3 SHALL APPLY.
- ALL CITY-OWNED UTILITIES VALVE BOXES, MANHOLE COVERS, CATCH BASINS, AND MONUMENT CASES WHICH ARE IN THE ASPHALT PORTION OF THE ROADWAY SHALL BE ADJUSTED TO THE FINAL ROADWAY GRADE FOR THAT PORTION OF THE PROJECT WITHIN ONE WEEK OF THE PLACEMENT OF FINAL LIFT. THESE ITEMS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED.
- ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT, INCLUDING THE SOILS REPORT FOR SOILS CONDITIONS RELATIVE TO ROADWAY PAVING, UNLESS OTHERWISE DIRECTED IN WRITING BY THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER OR THE TRANSPORTATION CONSTRUCTION INSPECTOR.
- STREET SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CONTACT THE TRAFFIC ENGINEERING TECHNICIAN AT (425) 452-4499 AT LEAST 72 HOURS PRIOR TO INSTALLATION FOR FIELD LAYOUT DIRECTION. ALL SIGNS MUST BE IN GOOD CONDITION PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY.
- RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
- PUGET SOUND ENERGY WILL DESIGN AND INSTALL THE INTERNAL PLAT STREET LIGHTING SYSTEM, AT THE DEVELOPER'S COST. THE DESIGN OF THIS SYSTEM MUST BE APPROVED BY THE CITY OF BELLEVUE PRIOR TO INSTALLATION. POLES MUST BE INSTALLED IN CONJUNCTION WITH ROADWAY IMPROVEMENT WORK.
- SAFETY RAIL, GUARD RAIL, AND DRIVEWAY APRONS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. FOR RESIDENTIAL SUBDIVISIONS, DRIVEWAY APRONS MAY BE INSTALLED ONLY AFTER ISSUANCE OF BUILDING PERMITS. THEREFORE, IF CURB AND GUTTER IS PLACED BEFORE BUILDING PERMITS ARE ISSUED, CURB AND GUTTER SHALL BE CONTINUOUS. A RIGHT OF WAY USE PERMIT WILL BE REQUIRED TO INSTALL DRIVEWAY APRONS ABUTTING CITY RIGHT OF WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR RESTRIPEING THE ROAD SURFACE PER APPROVED PLANS AFTER AN ASPHALT OVERLAY. THIS WORK MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING TECHNICIAN.
- THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRING INSPECTION PRIOR TO POURING CONCRETE.
- THE CONTRACTOR MUST CALL FOR SIGHT DISTANCE INSPECTION PRIOR TO PROJECT COMPLETION. THIS INSPECTION WILL INCLUDE DRIVEWAYS AND INTERSECTIONS FOR VEHICULAR SIGHT DISTANCE, AND SIDEWALK AND OTHER PEDESTRIAN FACILITIES FOR PEDESTRIAN SIGHT DISTANCE. FINAL SIGHT DISTANCE MUST TAKE INTO CONSIDERATION THE ANTICIPATED HEIGHT OF MATURE LANDSCAPING.
- THE CONTRACTOR MUST PROVIDE FOR CONSTRUCTION WORKER PARKING, EQUIPMENT STORAGE, AND MATERIAL STORAGE ON SITE. EXCEPTIONS MAY BE GRANTED BY THE TRANSPORTATION DEPARTMENT DIRECTOR UNDER CERTAIN CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND COORDINATION OF PUBLIC AND FRANCHISE UTILITIES. THIS WORK MUST BE COORDINATED SUCH THAT, FOR EXAMPLE, THE PLACEMENTS OF UTILITY VAULTS DO NOT CREATE A CONFLICT WITH THE INSTALLATION OF DRIVEWAY APPROACHES AND/OR SIDEWALKS AT 2% CROSS SLOPE AND MAXIMUM OF 8% RUNNING SLOPE PER ADA REQUIREMENTS.
- WHERE REQUIRED IN APPROVAL CONDITIONS, PERMANENT PIPE MONUMENTS SHALL BE SET ALONG THE STREET CENTERLINE AT ALL INTERSECTIONS, CURVE TANGENT POINTS, AND CUL-DE-SAC RADIUS POINTS. THE PIPE MONUMENTS SHALL BE A BERTSEN A130 ALUMINUM STANDARD MONUMENT (30" LONG) OR EQUIVALENT, TOGETHER WITH STANDARD IRON CASTING CASE AND COVER. THESE MATERIALS AND SPECIFICATIONS ARE SHOWN IN CITY OF BELLEVUE STANDARD DRAWING DEV-12 (CAP DETAIL B).

NTS
TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES 7



1" = 5'
SECTION C-C 5



NOTES:

- SAW-CUT EXISTING ASPHALT FULL DEPTH WHERE NEW PAVEMENT ABUTS EXISTING AND APPLY TACK COAT.
- PLACE ASPHALT IN ACCORDANCE WITH WSDOT APWA SECTION 5-04.
- PROOF ROLL AND REMOVE ANY SOFT SPOTS. REPLACE REMOVED MATERIAL WITH GRAVEL BORROW. CONTRACTOR SHALL TEST AND VERIFY SUBGRADE MEETS COMPACTION REQUIREMENTS PRIOR TO PAVING.

NTS
ASPHALT WALKWAY 6

CITY OF BELLEVUE
UTILITY GRID J-2
COB UE#22-105116, GD #22-105126
SW 1/4, SECTION 15, TOWNSHIP 25 N, RANGE 5 E WM

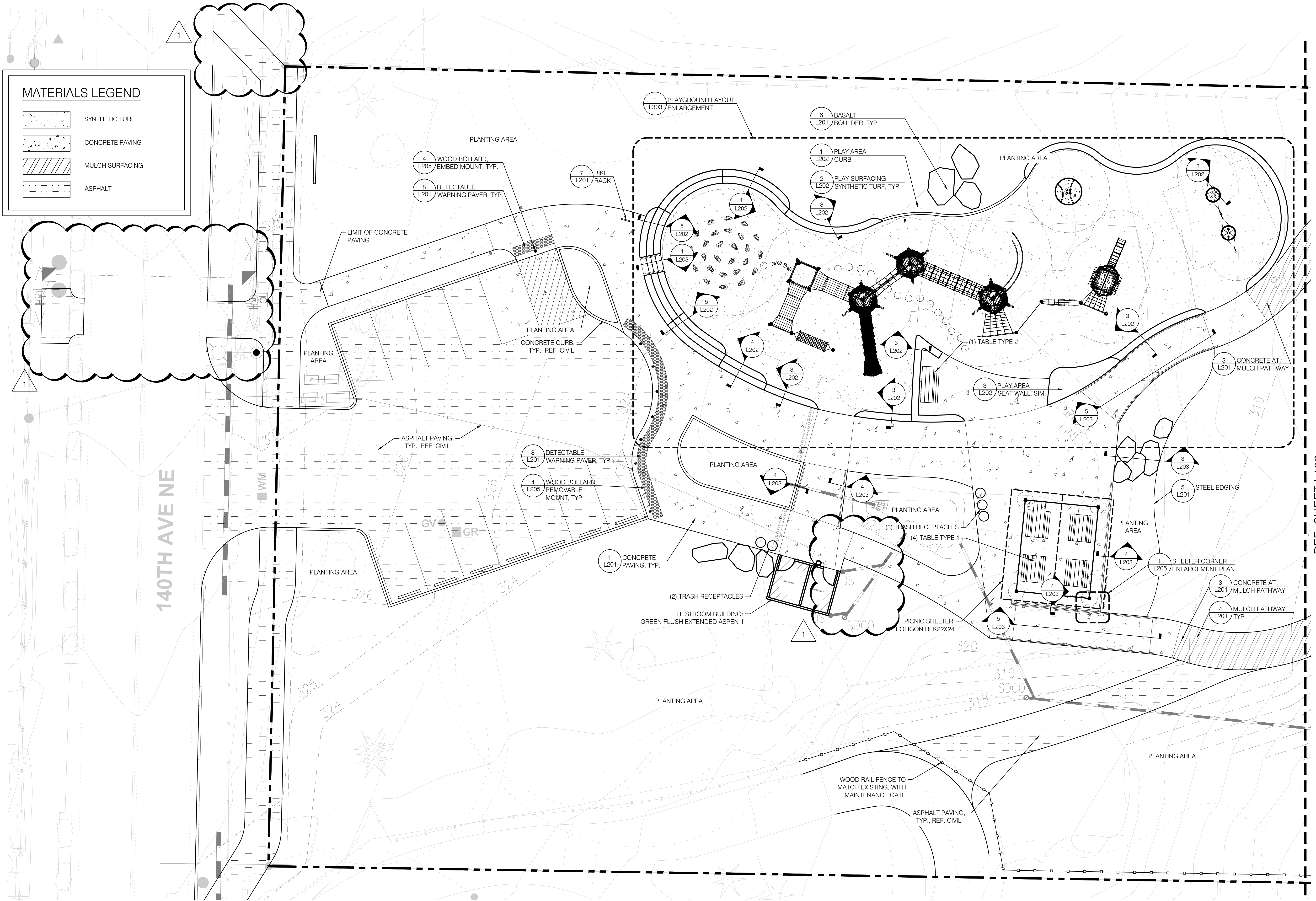
NTS
NOT USED 8

CITY OF BELLEVUE APPROVAL STAMP

berger Partnership Project Number: XXXXXXXX XX Project: 08.03.2022 12:34 PM by: Laura Laney Filename: g:\project\bridle trails 4432 park\drawings\cad\sheet\bl_site.dwg

1

SITE PLAN
SCALE: 1" = 20'-0"



0 10' 20'
SCALE: 1"=10'-0"



SET TYPE:
PERMIT SET

SET ISSUE DATE:
03.31.2022

REVISIONS:
△ PERMIT RESUBMITTAL 08.03.2022

DRAWN/CHECKED:
SW/LL/AM
SHEET NAME:
SITE PLAN

SHEET NUMBER:

L101

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**Bridle Trails 140th
Neighborhood Park**
City of Bellevue
4432 140th Ave NE, Bellevue, WA 98005



1927 Post Alley, Ste. 2
Seattle, WA 98101
bergerpartnership.com

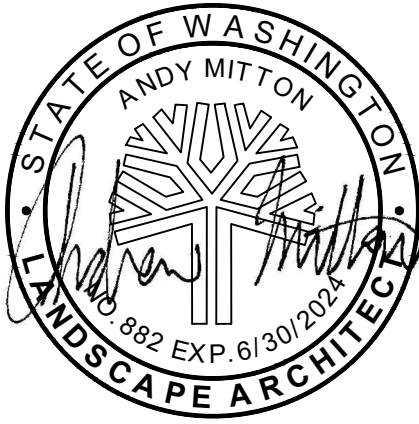
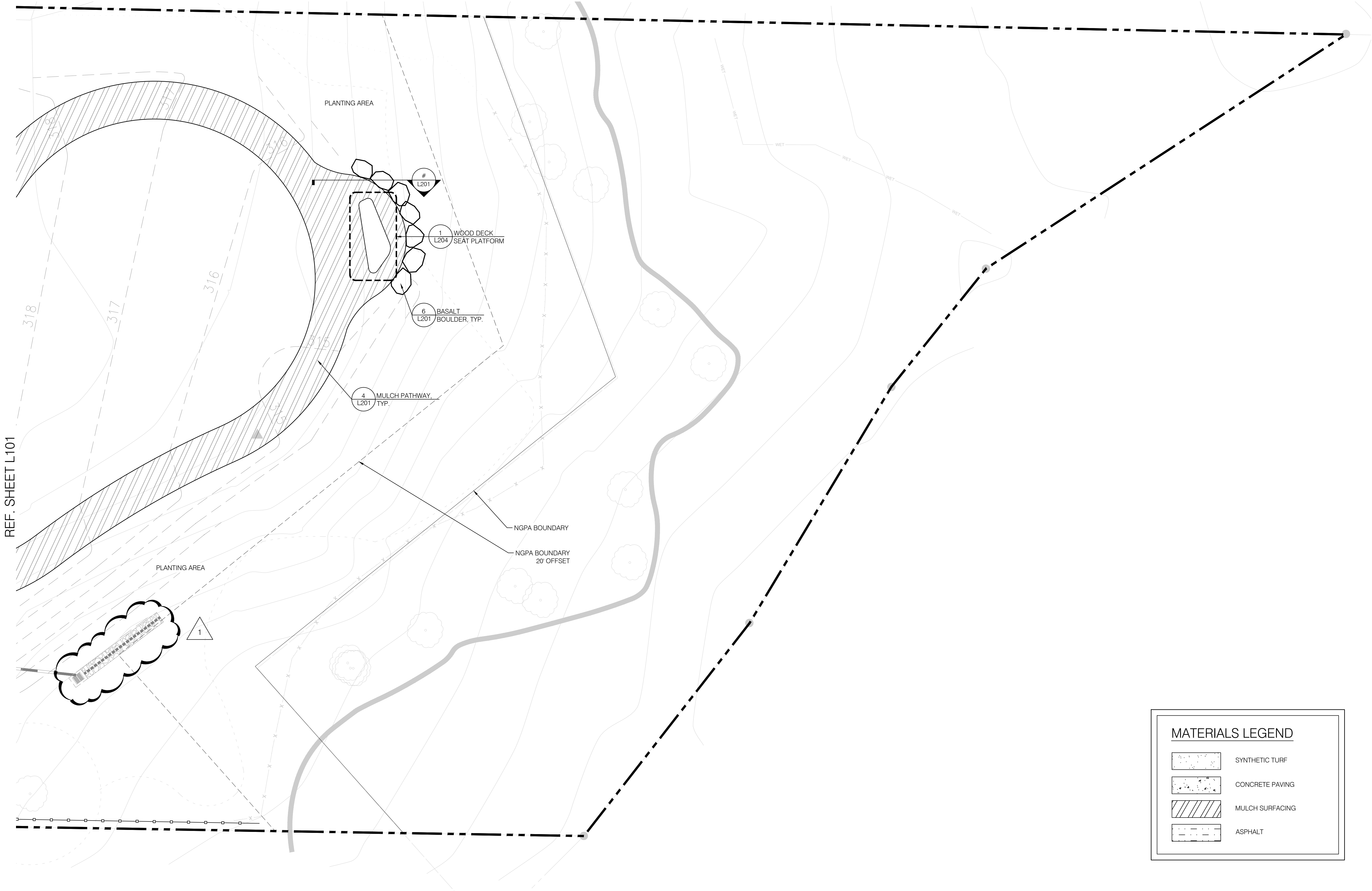
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1

SITE PLAN

SCALE: 1" = 20'-0"



Bridle Trails 140th
Neighborhood Park
City of Bellevue
4432 140th Ave NE, Bellevue, WA 98005

SET TYPE:
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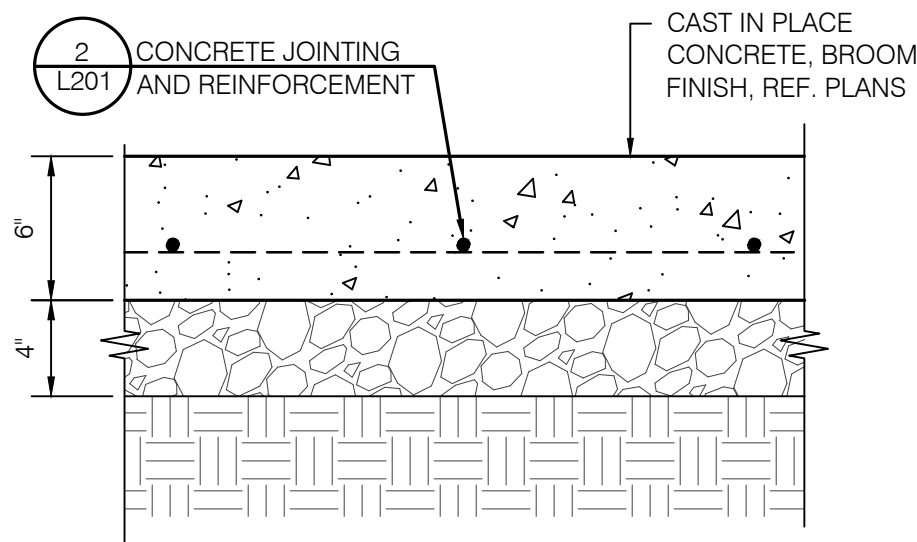
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SW/LL/AM
SHEET NAME:
SITE PLAN

SHEET NUMBER:

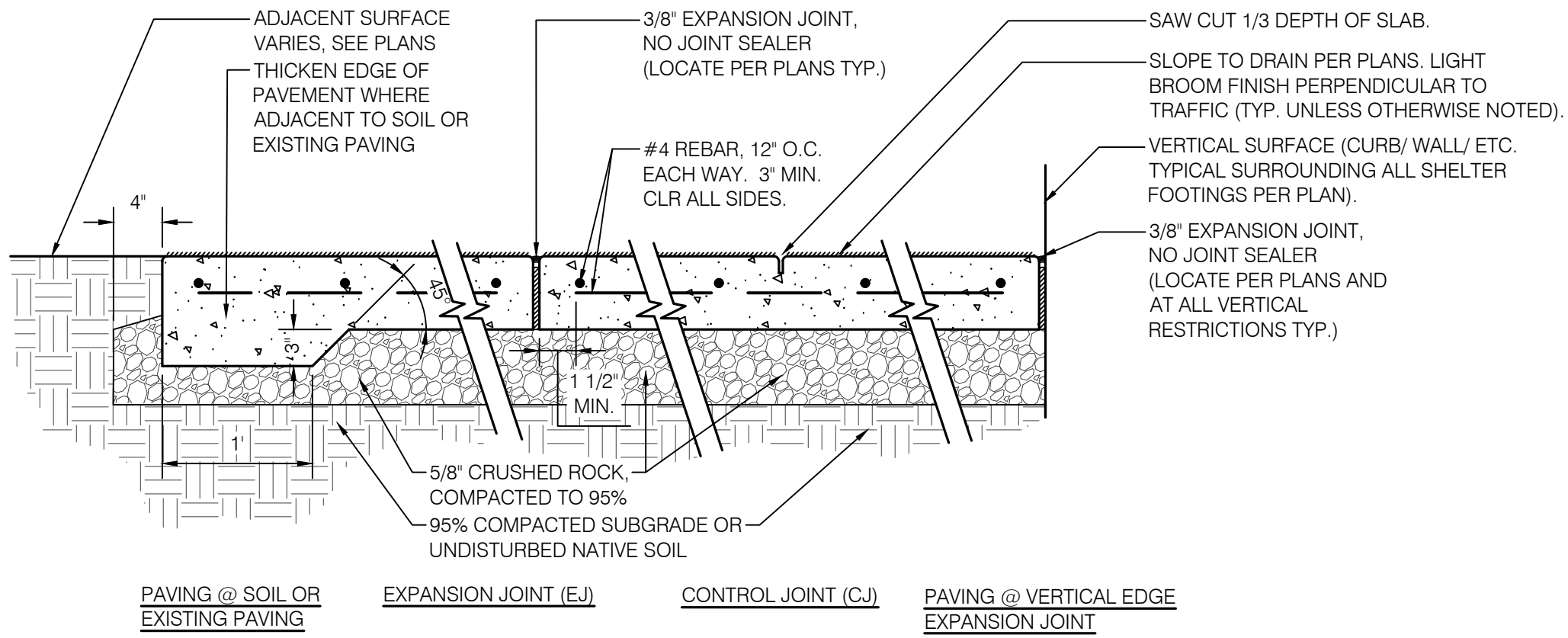
L102

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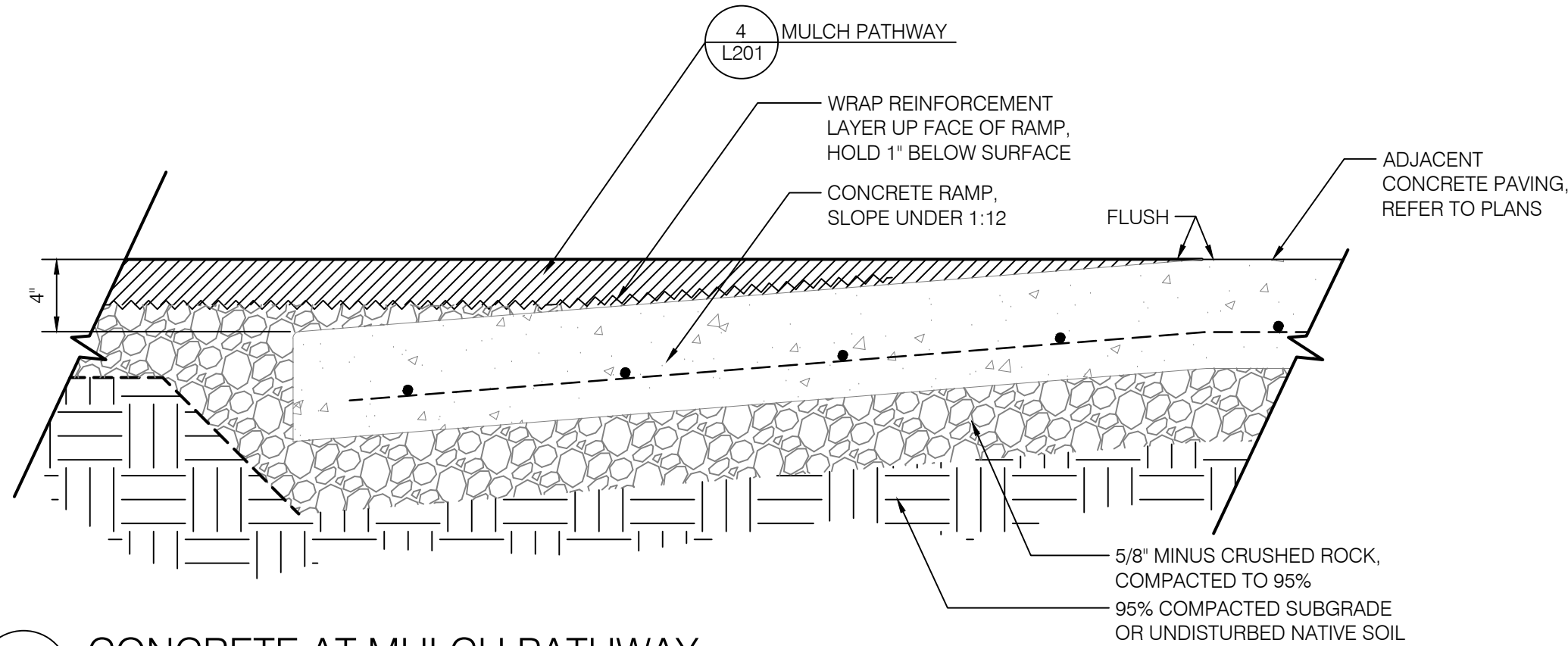
Berger Partnership Project Number: XXXXXXXX.XX File: 08.03.2022 12:35 PM By: Laura Laney Filename: g:\project\bridle trails 4432 park\drawings\cad\sheet\bl_hardscape details.dwg



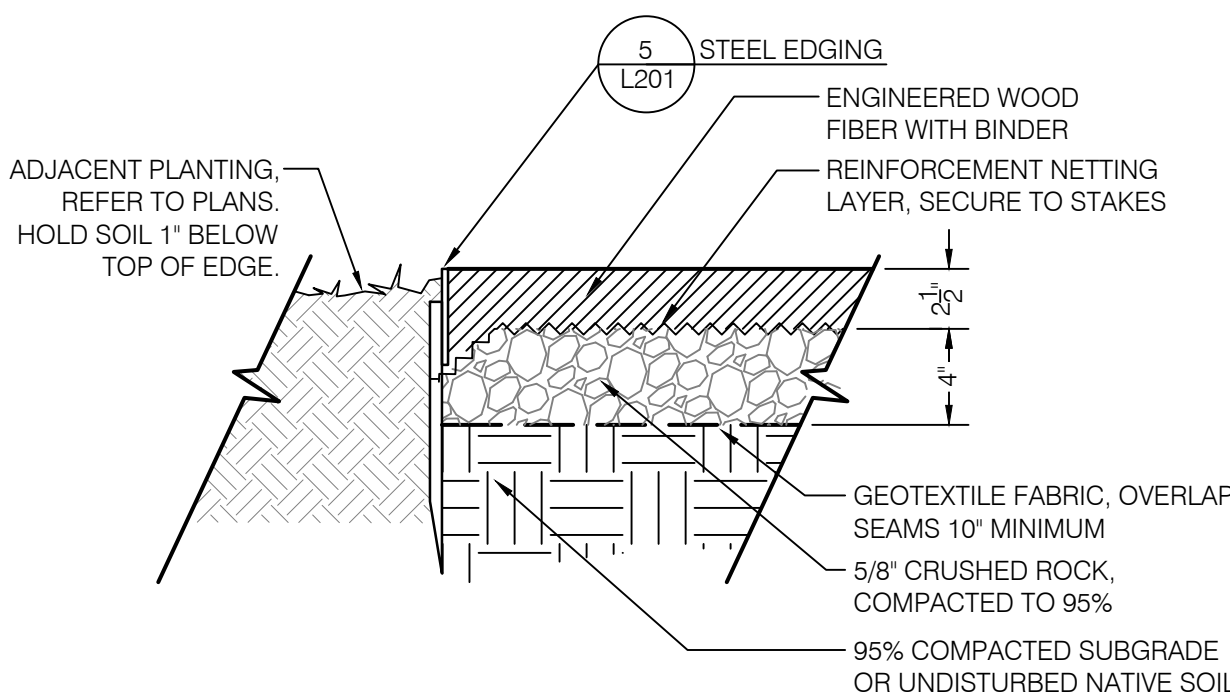
1 CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"



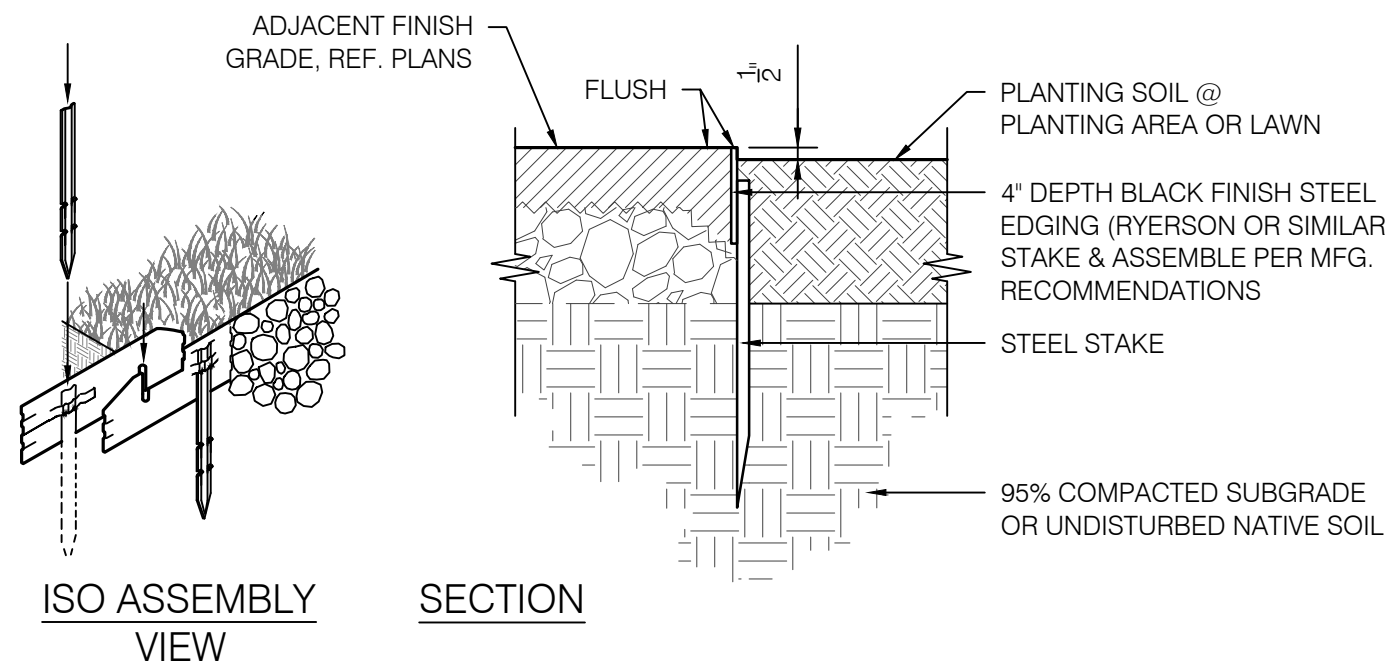
2 CONCRETE JOINTING AND REINFORCEMENT
SCALE: 1" = 1'-0"



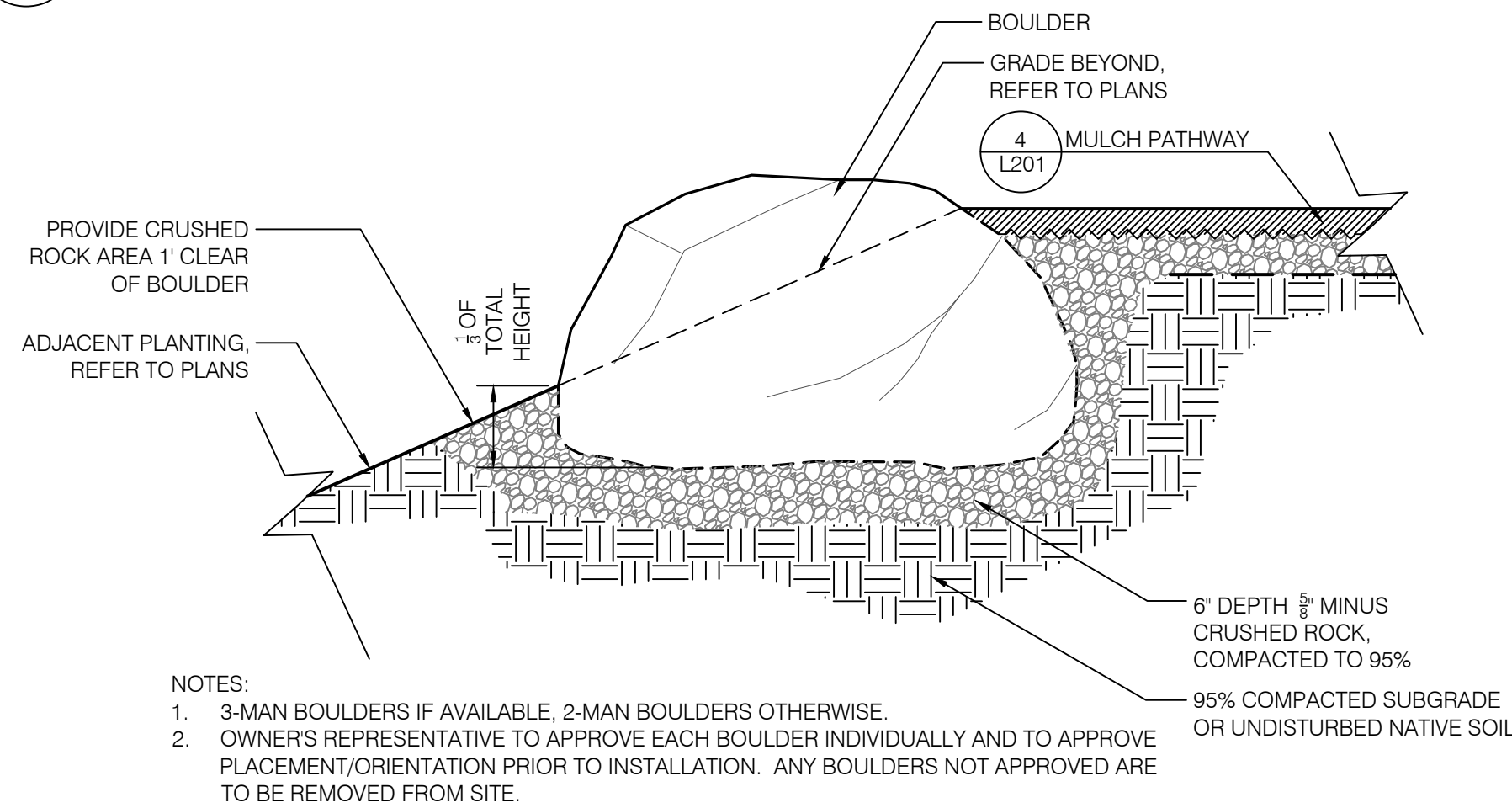
3 CONCRETE AT MULCH PATHWAY
SCALE: 1 1/2" = 1'-0"



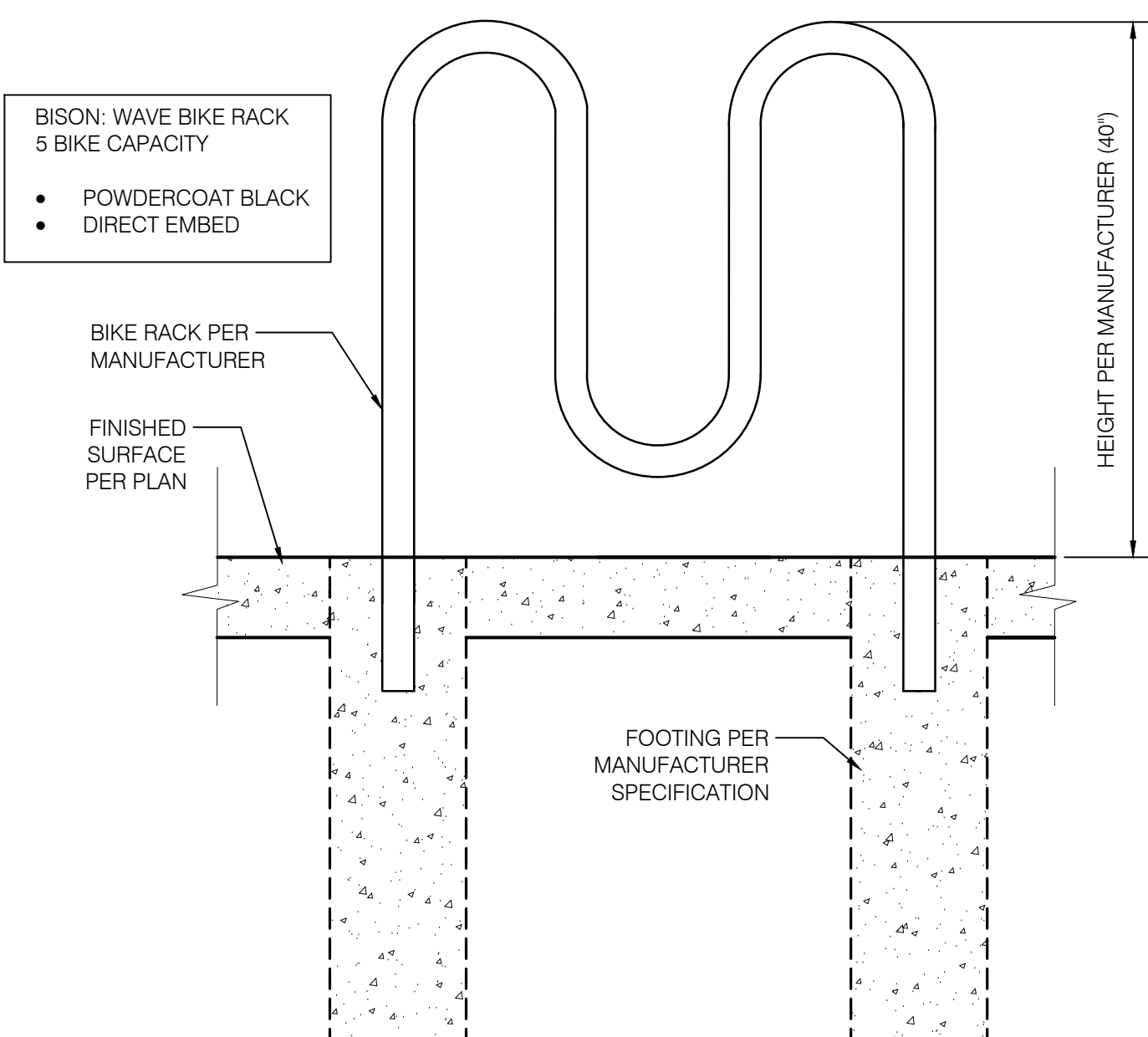
4 MULCH PATHWAY
SCALE: 1 1/2" = 1'-0"



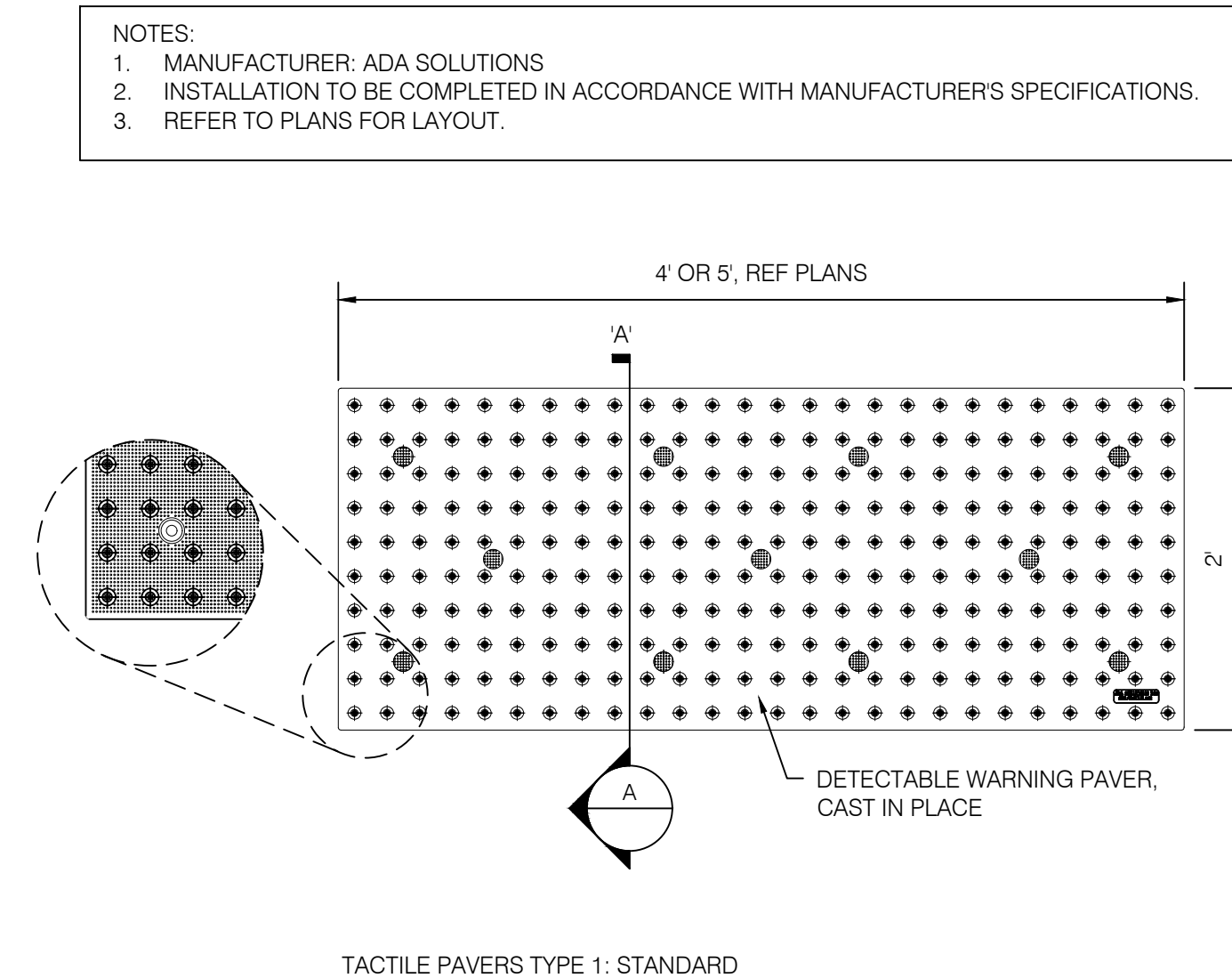
5 STEEL EDGING
SCALE: 1 1/2" = 1'-0"



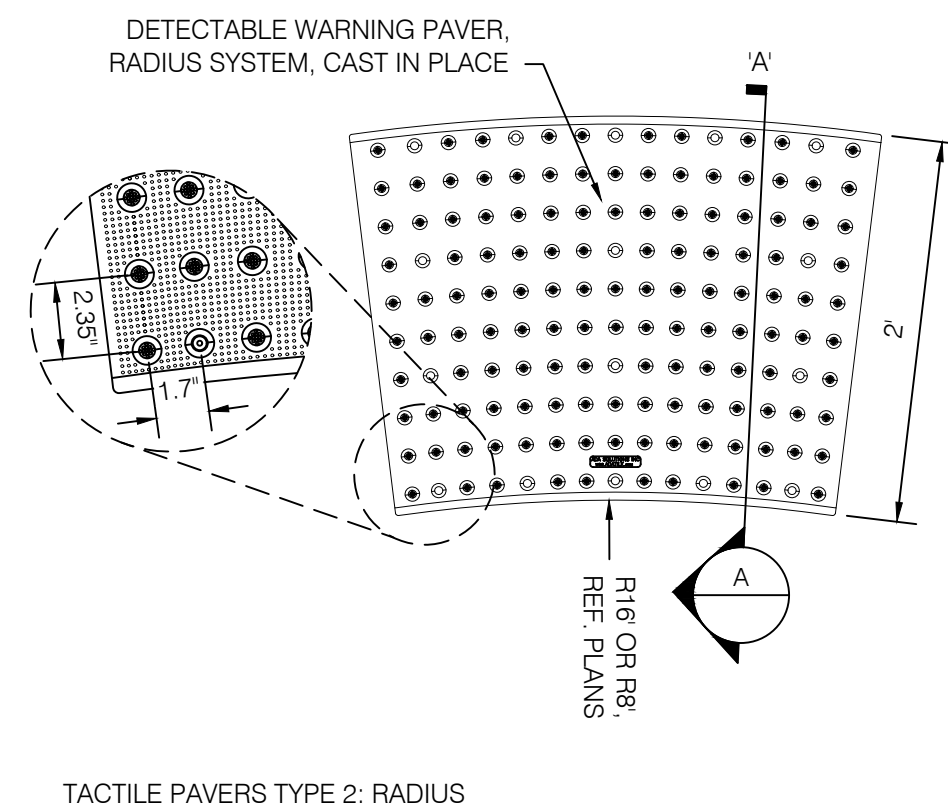
6 BASALT BOULDER
SCALE: 3/4" = 1'-0"



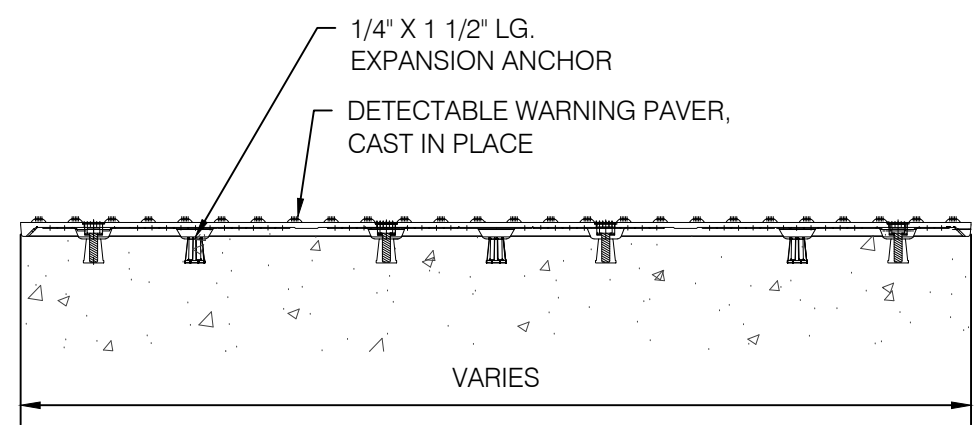
7 BIKE RACK
SCALE: 1" = 1'-0"



8 DETECTABLE WARNING PAVER
SCALE: 1" = 1'-0"

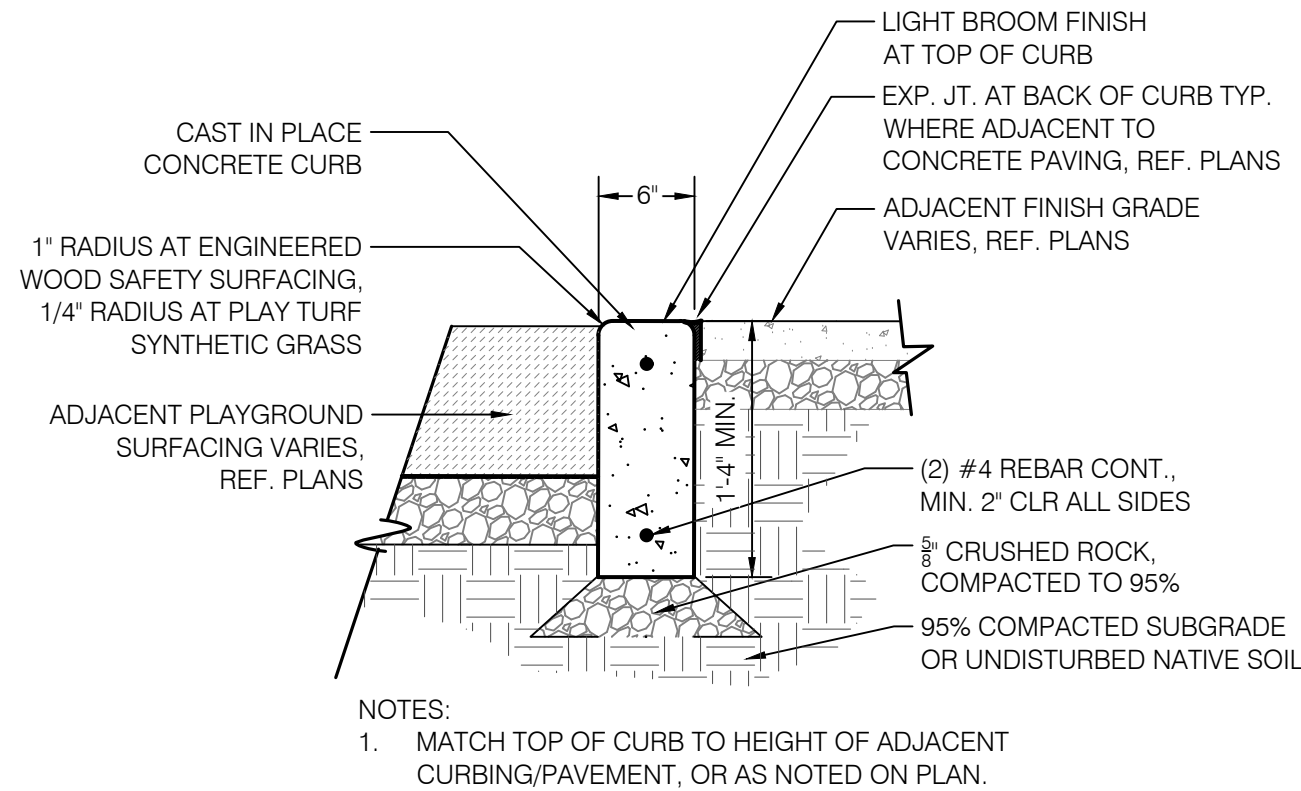


TACTILE PAVERS TYPE 2: RADIUS



SECTION A'

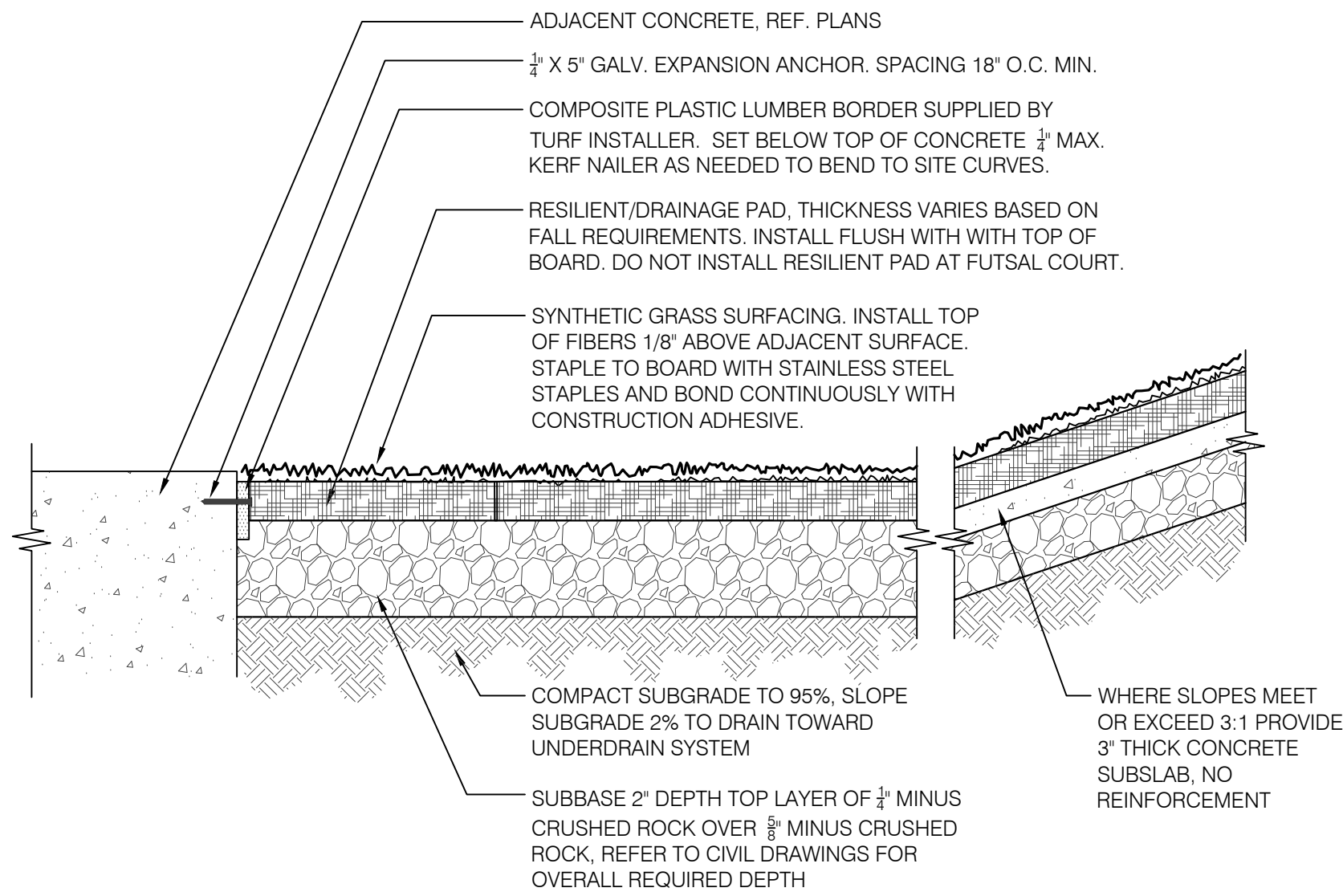
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Berger Partnership Project Number: XXXXXXXX.XX
Date: 08.03.2022 12:35 PM
By: Laura Laney
Filename: g:\projects\bridle trails 4432 park\drawings\cads\sheet\l1_hardscape details.dwg



NOTES:
1. MATCH TOP OF CURB TO HEIGHT OF ADJACENT CURBING/PAVEMENT, OR AS NOTED ON PLAN.

1 PLAY AREA CURB

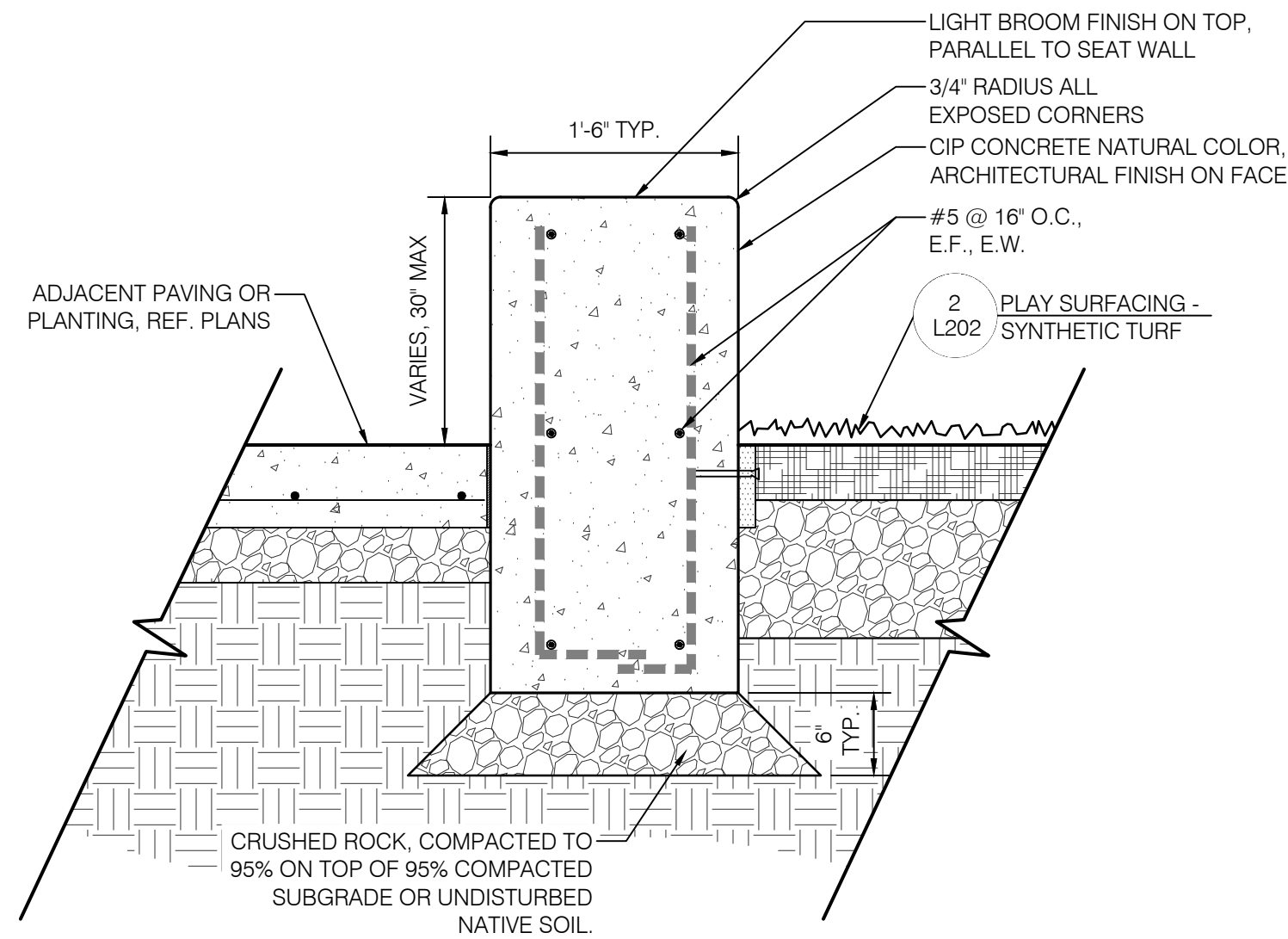
SCALE: 1" = 1'-0"



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. REFER TO PLANS FOR GRADING.

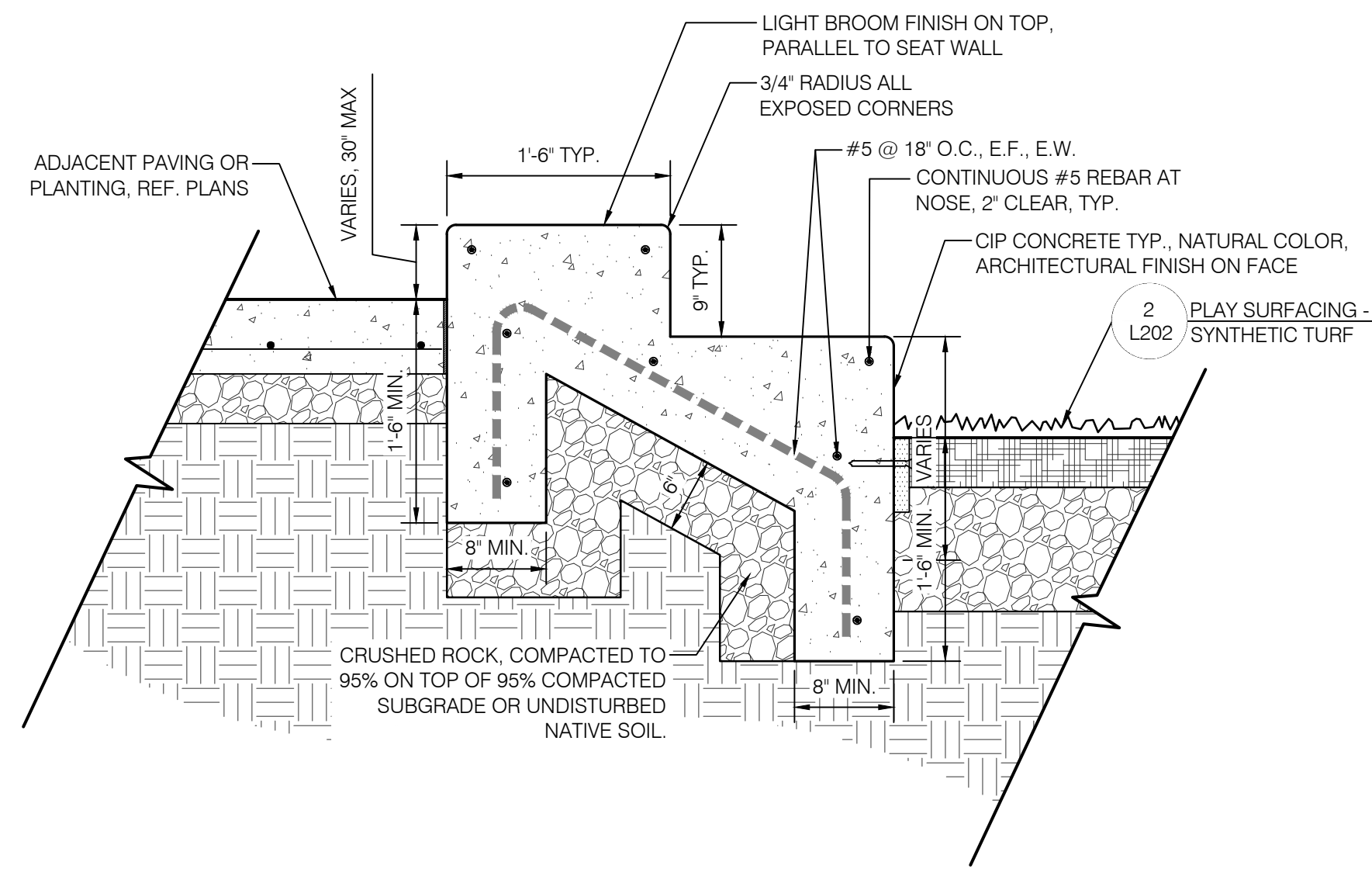
2 PLAY SURFACING - SYNTHETIC TURF

SCALE: 3/4" = 1'-0"



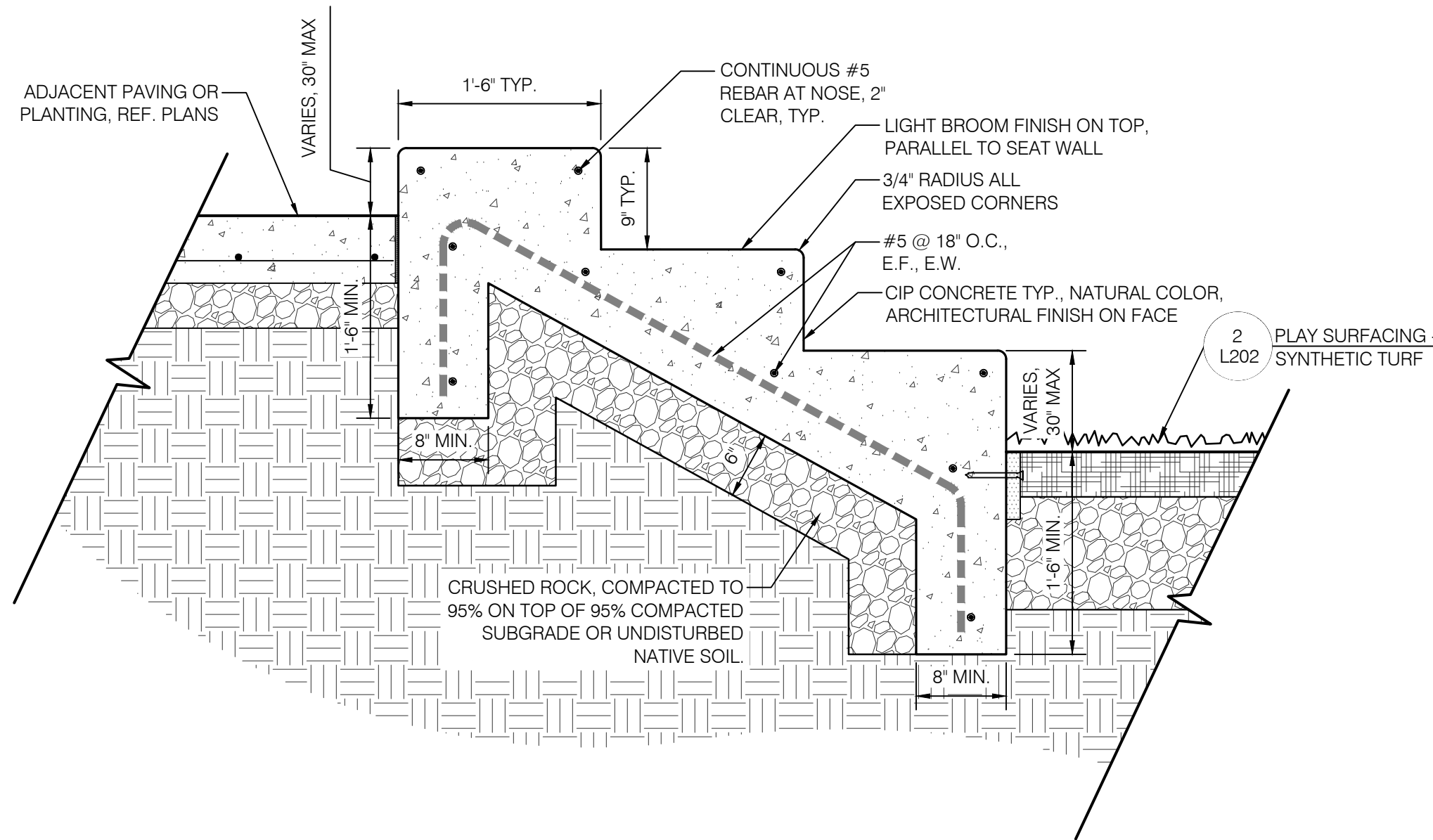
3 PLAY AREA SEAT WALL

SCALE: 1" = 1'-0"



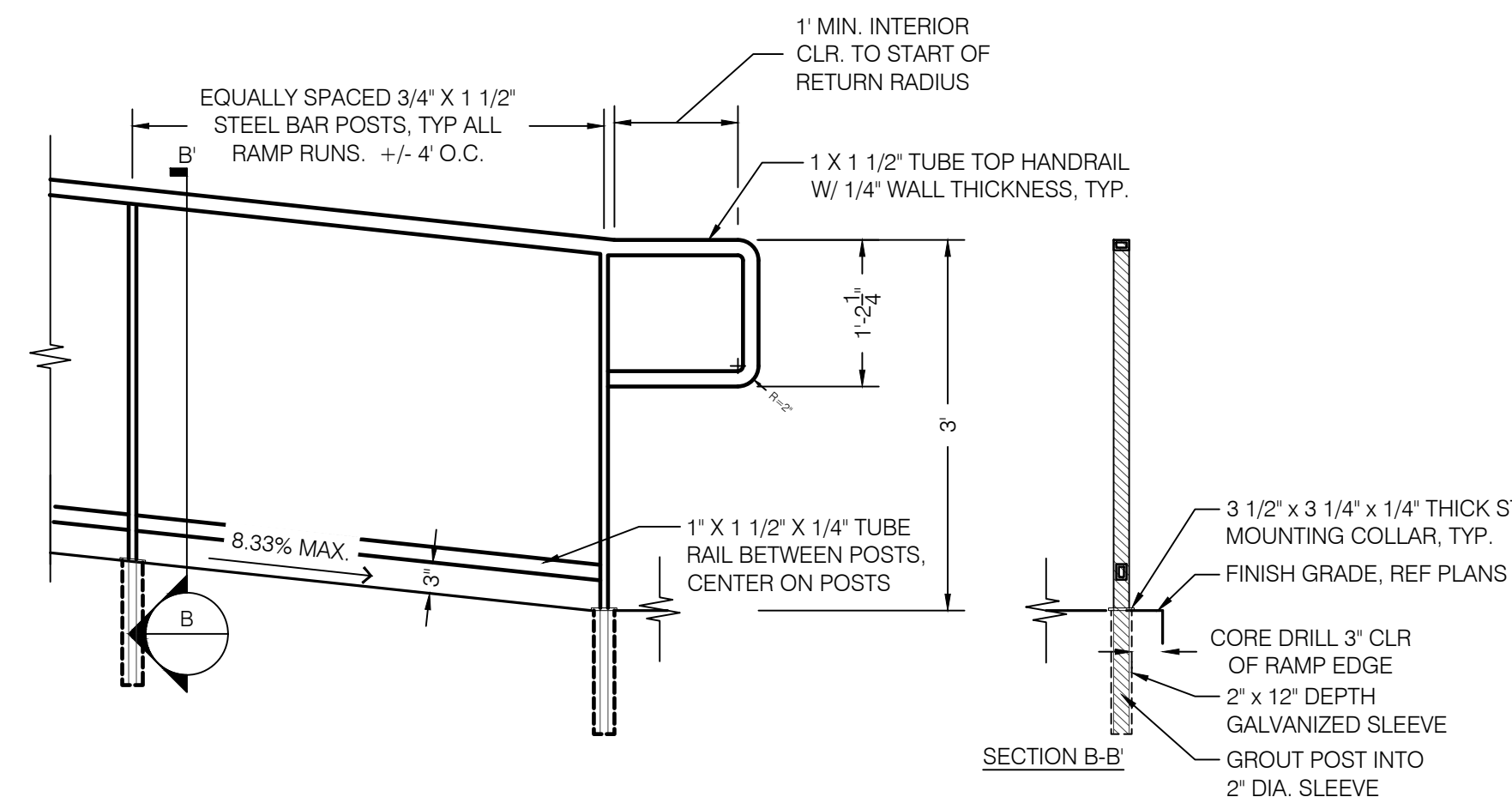
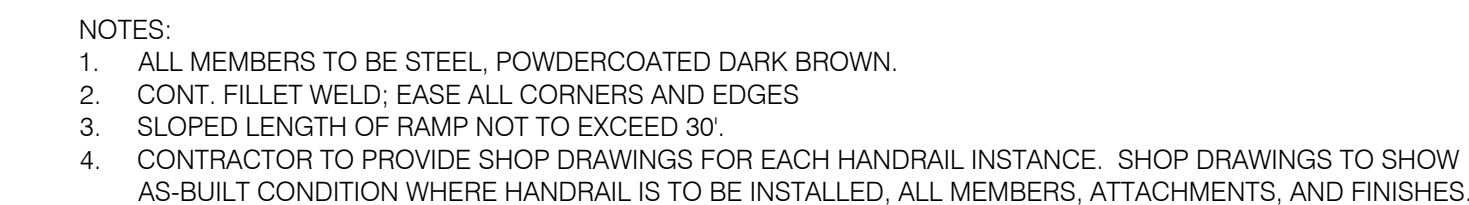
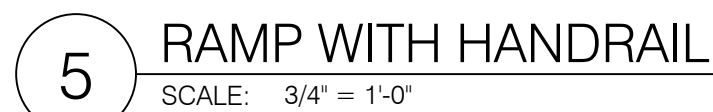
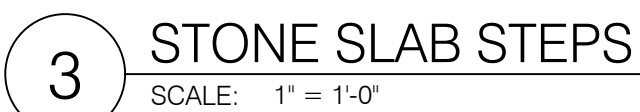
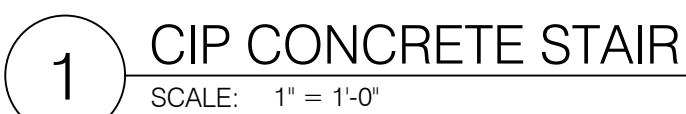
4 PLAY AREA SEAT WALL - 2 TIER

SCALE: 1" = 1'-0"



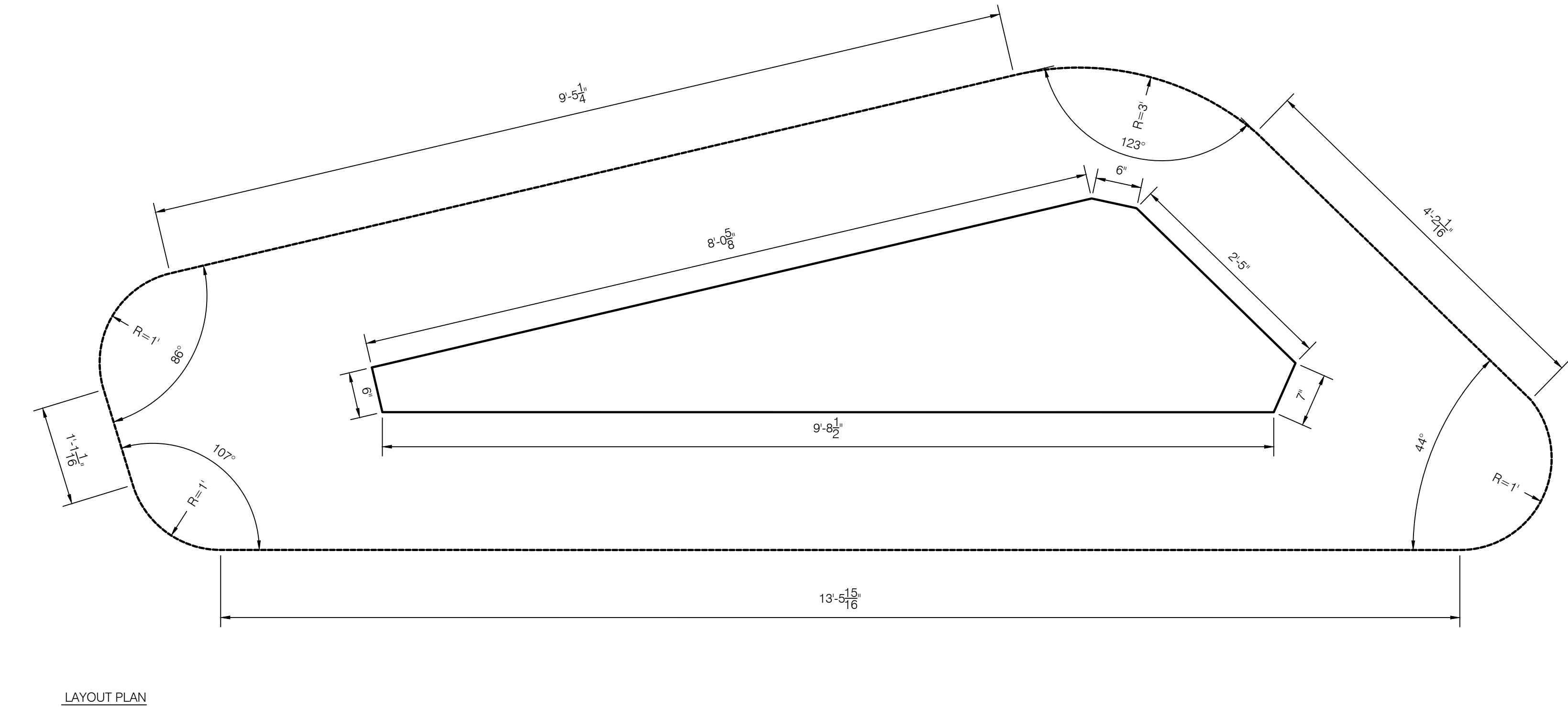
5 PLAY AREA SEAT WALL - 3 TIER

SCALE: 1" = 1'-0"



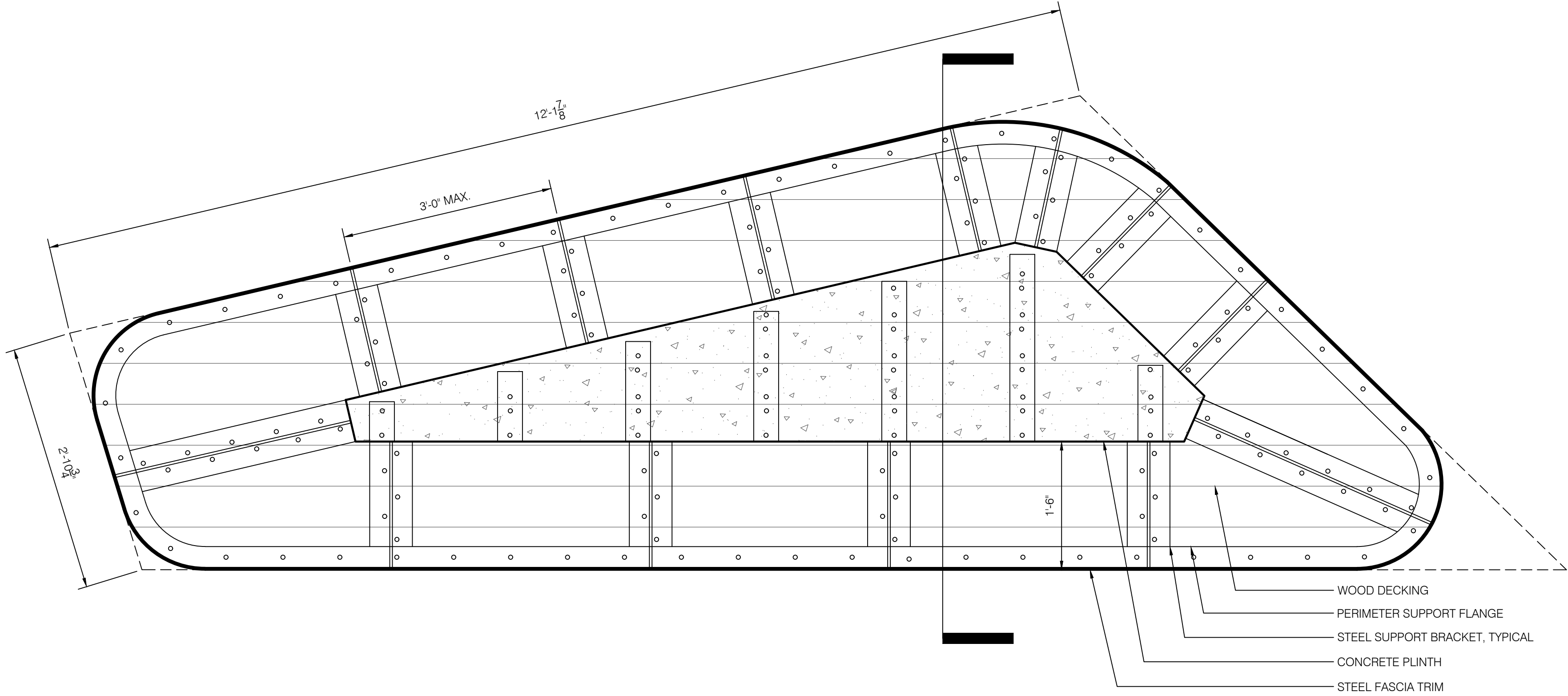
L203

Berger Partnership Project Number: XXXXXXXX.XX
 Drawn: Laura Laney
 Date: 08.03.2022 12:36 PM
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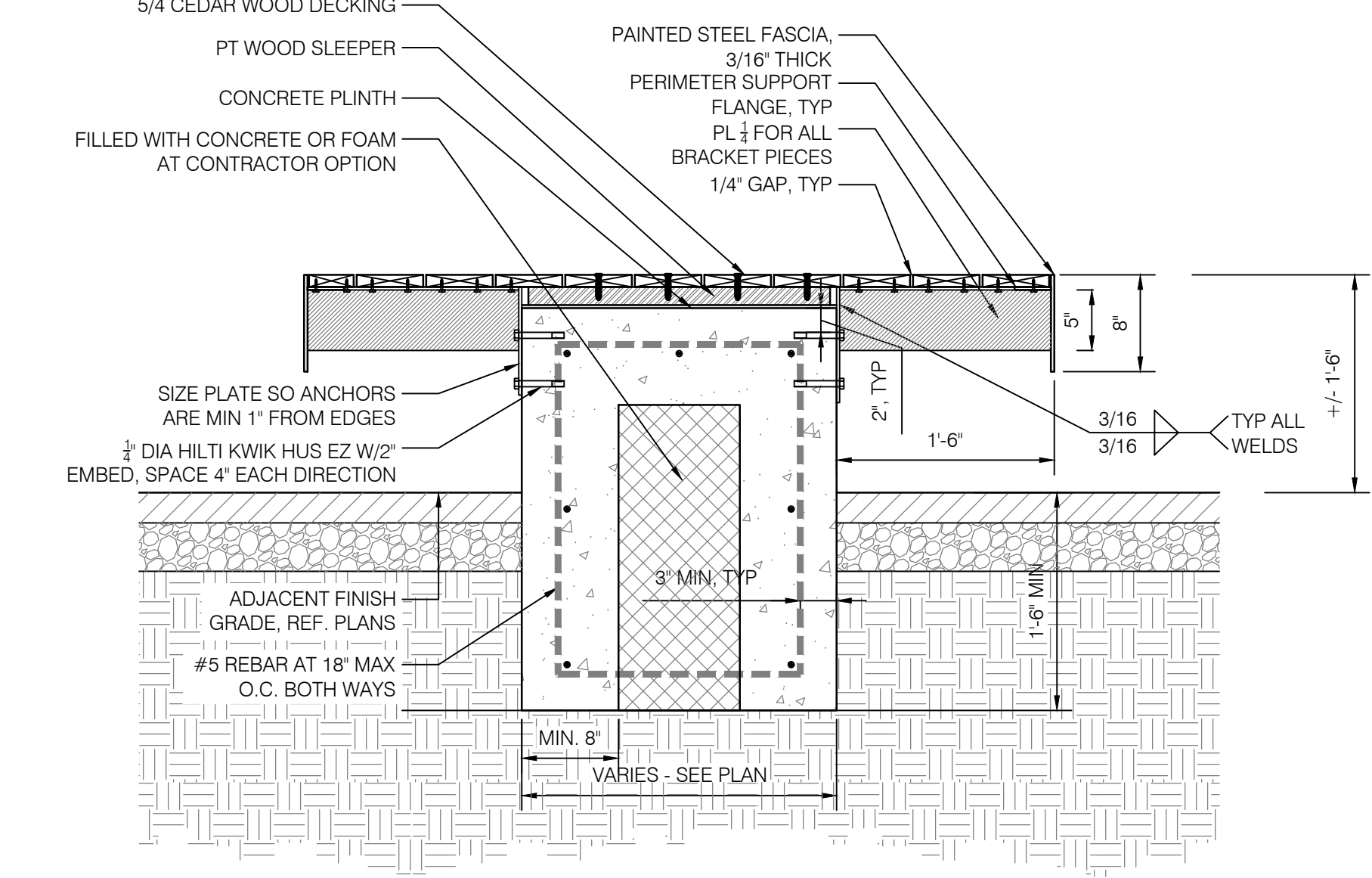
LAYOUT PLAN

1 WOOD DECK SEAT PLATFORM
 SCALE: 1" = 1'-0"



TYPICAL PLAN VIEW

- NOTES:
- SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
 - ALL MEMBERS TO BE GALVANIZED STEEL
 - FASCIA TO BE PAINTED W/ TNEMEC PAINT - COLOR DARK BROWN



TYPICAL SECTION VIEW



Bridle Trails 140th
 Neighborhood Park
 City of Bellevue
 4432 140th Ave NE, Bellevue, WA 98005

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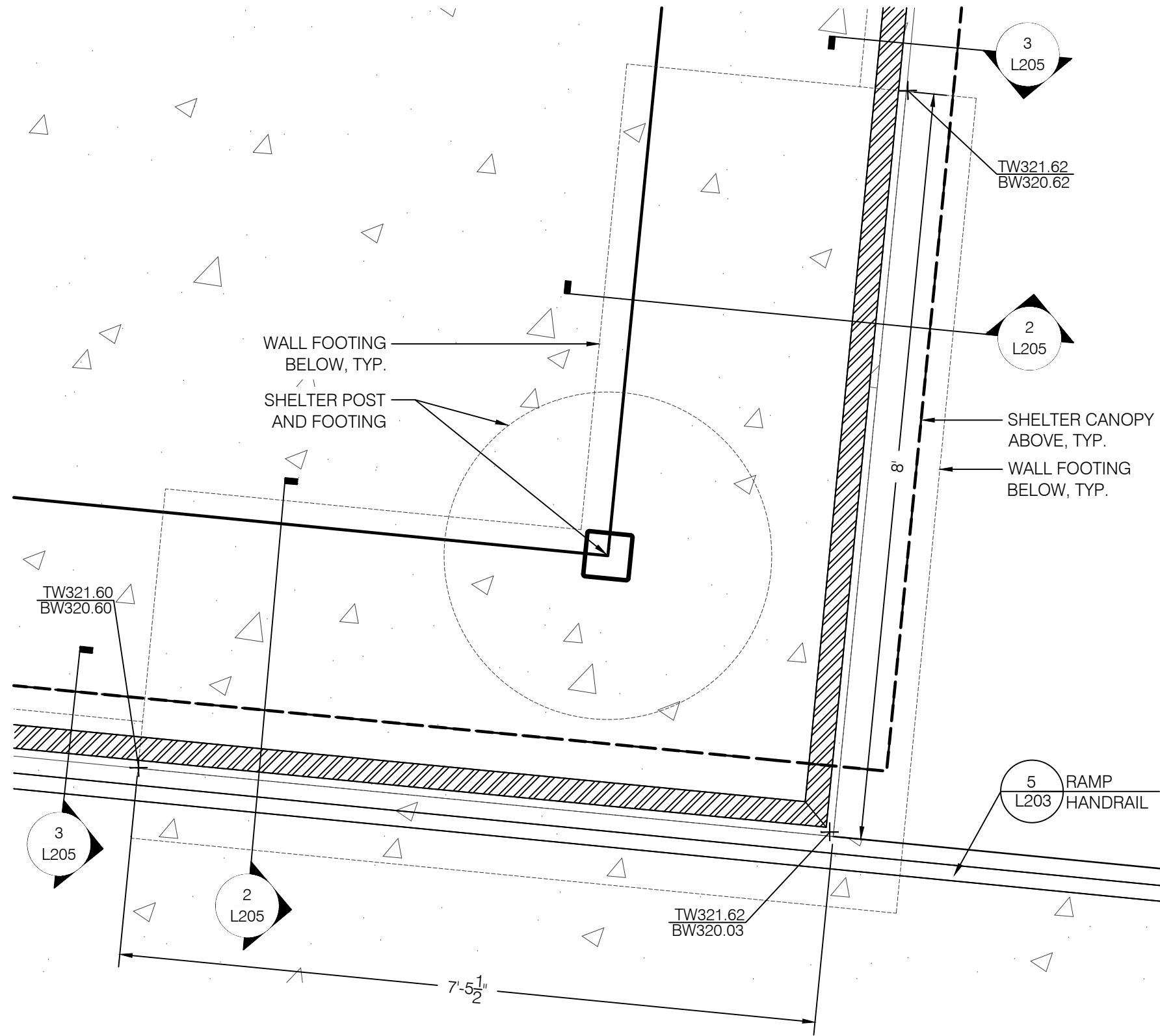
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DRAWN/CHECKED:
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 SHEET NAME:
 DETAILS

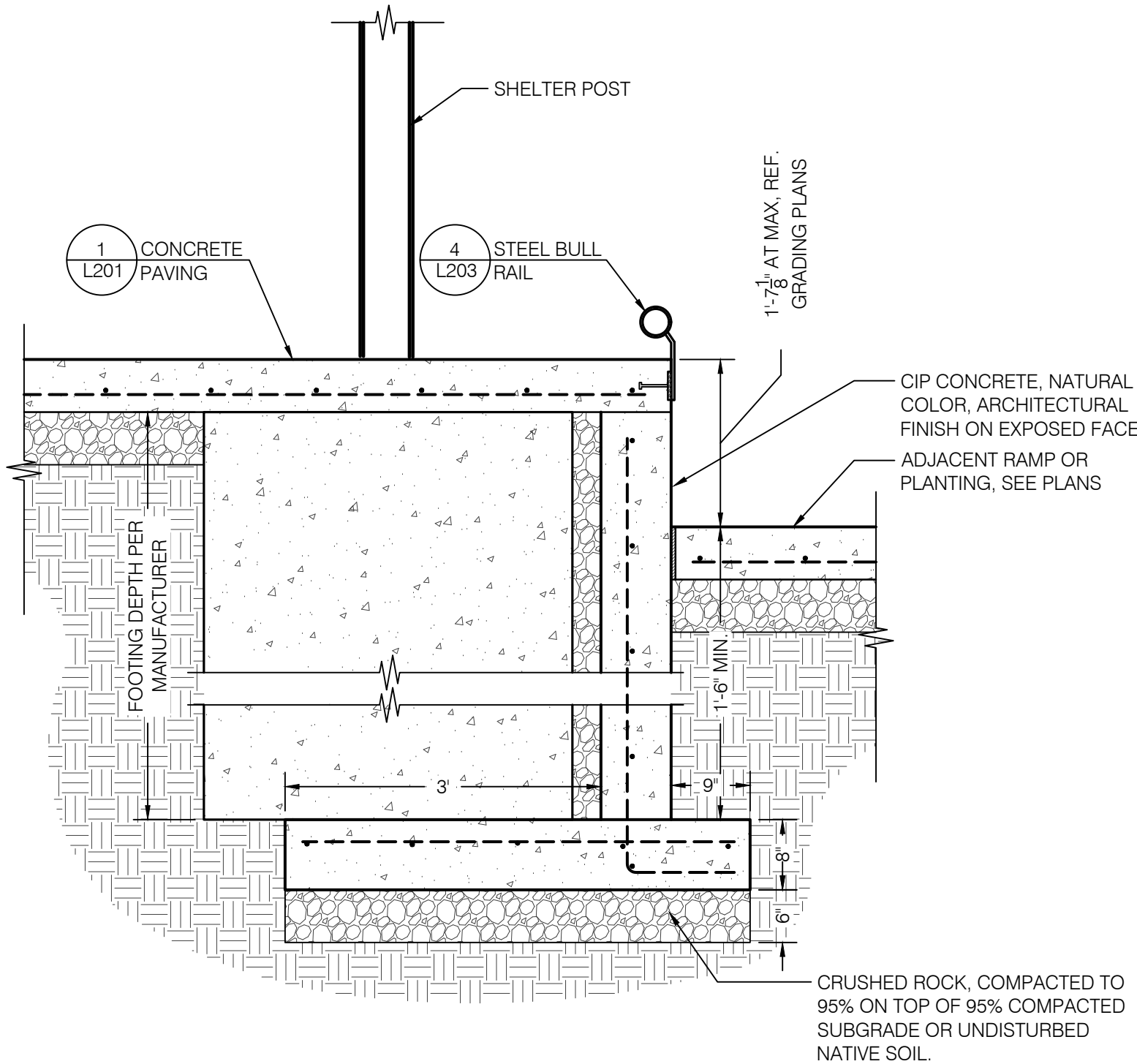
SHEET NUMBER:

L204

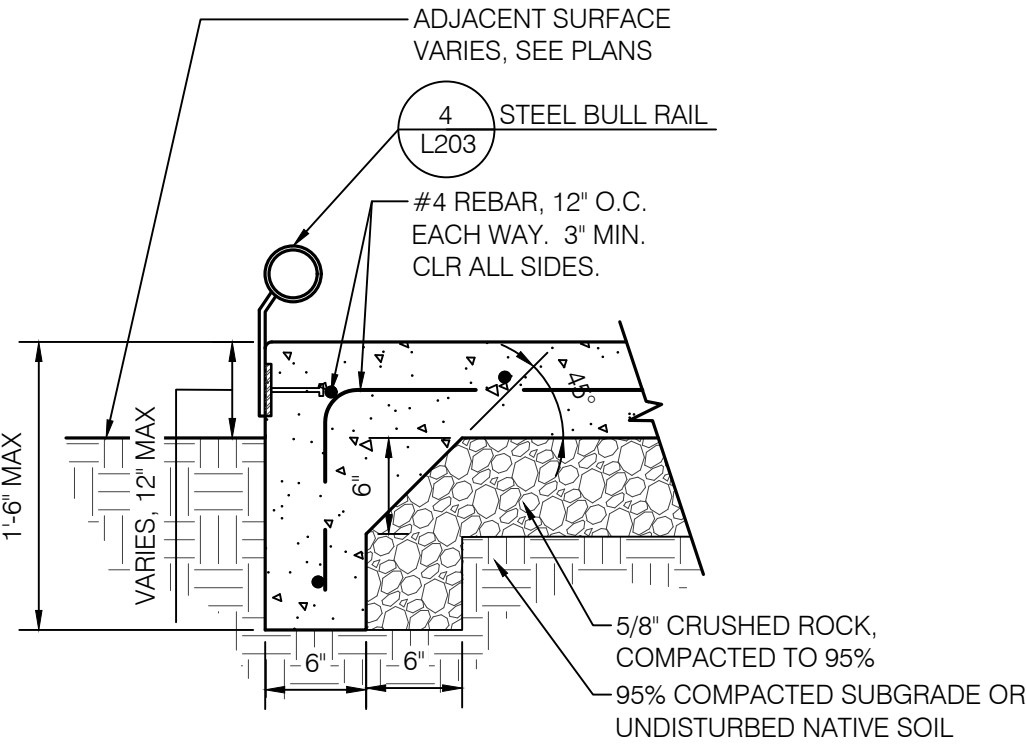
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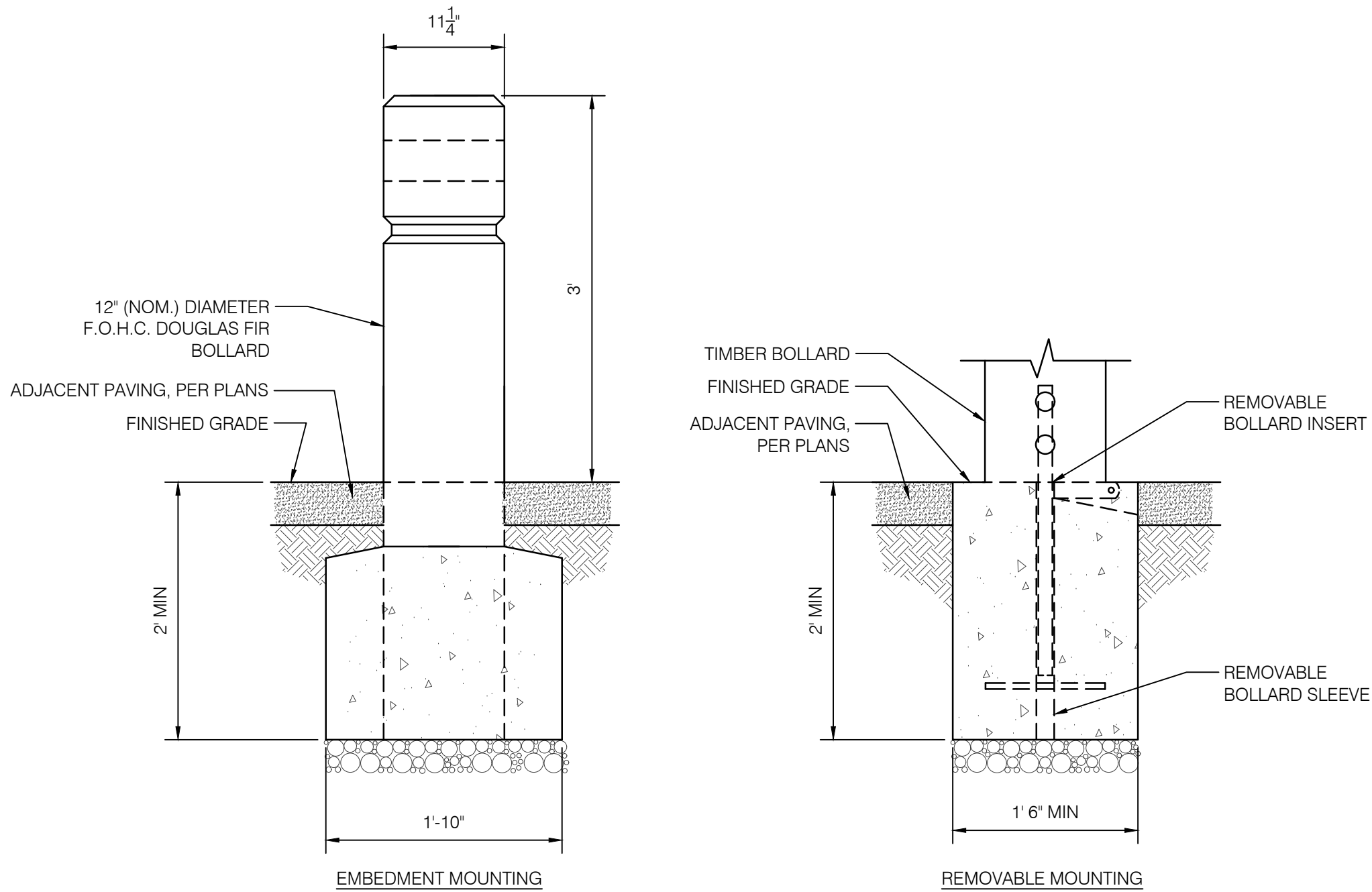
1 SHELTER CORNER ENLARGEMENT PLAN
SCALE: 3/4" = 1'-0"



2 CONCRETE WALL AT SHELTER
SCALE: 3/4" = 1'-0"

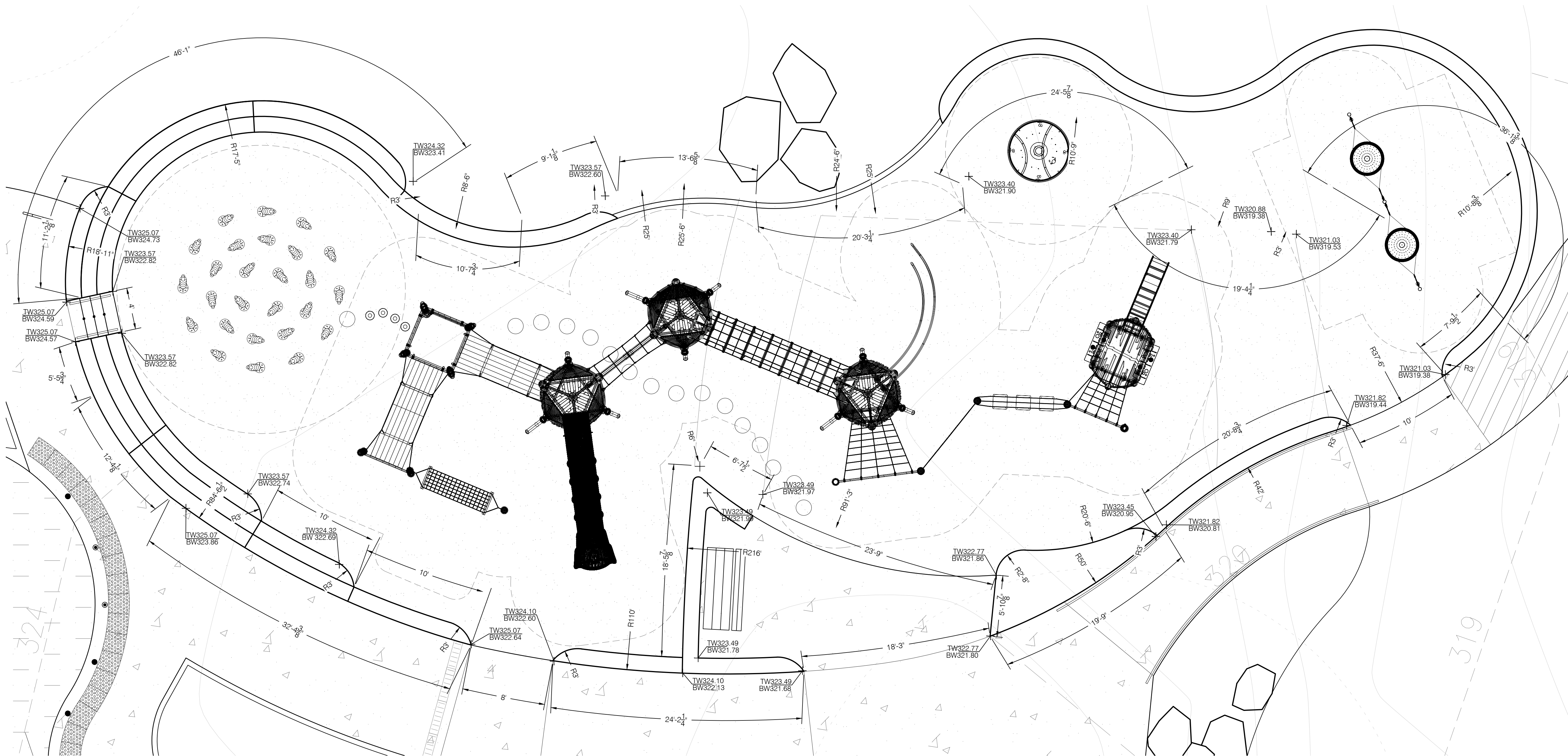


3 CONCRETE PAVING WITH THICKENED EDGE
SCALE: 1" = 1'-0"



4 WOOD BOLLARD
SCALE: 1" = 1'-0"

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Berger Partnership Project Number: XXXXXXXX.XX
Date: 08.05.2022 12:36 PM
By: Laura Laney
Filename: g:\projects\bridle trails 4432 park\drawings\cad\sheet\bl_layout.dwg



1 HORIZONTAL CONTROL PLAN: PLAYGROUND ENLARGEMENT
SCALE: 3/16" = 1'-0"



**Bridle Trails 140th
Neighborhood Park**
City of Bellevue
4432 140th Ave NE, Bellevue, WA 98005

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HORIZONTAL CONTROL
PLAN ENLARGEMENT
SHEET NUMBER:

L301

Berger Partnership Project Number: XXXXXXXX.XX Filename: g:\project\bb\bridle trails 4432 park\drawings\cad\sheet\bl_planting.dwg By: Laura Laney Pinned: 08.03.2022 12:37 PM

PLANT SCHEDULE

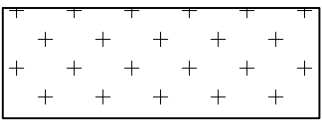
TREE LEGEND

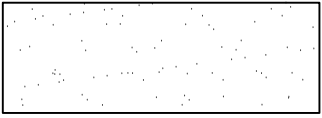
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING
	13	ACER CIRCINATUM	VINE MAPLE	MULTI-STEM, 3 STEMS MIN., 2.5 CAL. EA. STEM, 8'-10' HT.	AS SHOWN
	3	ACER MACROPHYLLUM	BIGLEAF MAPLE	2" CAL. MIN.	AS SHOWN
	4	CALOCEDRUS DECURRENS	INCENSE CEDAR		AS SHOWN
	4	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD		AS SHOWN
	2	FRAXINUS LATIFOLIA	OREGON ASH	2" CAL. MIN.	AS SHOWN
	3	PICEA SITCHENSIS	SITKA SPRUCE		AS SHOWN
	3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	10'-12' HT. MIN., B&B	AS SHOWN
	2	QUERCUS GARRYANA	OREGON OAK		AS SHOWN
	5	RHAMNUS PURSHIANA	CASCARA	2" CAL. MIN.	AS SHOWN

UNDERSTORY LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING
		ACHELLIA MILLEFOLIUM	COMMON YARROW (WHITE)	1 GAL.	PER PLANS
		CAREX OBNUPTA	SLOUGH SEDGE	1 GAL.	PER PLANS
		CORNUS SANGUINEA 'MIDWINTER FIRE'	BLOODTWIG DOGWOOD		PER PLANS
		CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	3 GAL.	PER PLANS
		DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL.	PER PLANS
		GAULTHERIA SHALLON	SALAL	1 GAL.	PER PLANS
		HOLODISCUS DISCOLOR	OCEAN SPRAY		PER PLANS
		LONICERA INVOLUCRATA	TWINBERRY HONEYSUCKLE		PER PLANS
		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE		PER PLANS
		MAHONIA REPENS	CREEPING OREGON GRAPE	1 GAL.	PER PLANS
		OEMLERIA CERASIFORMIS	INDIAN PLUM		PER PLANS
		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	PER PLANS
		PHILADELPHUS LEWISII	MOCK ORANGE		PER PLANS
		RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	5 GAL.	PER PLANS
		RUBUS PARVIFLORUS	THIMBLEBERRY		PER PLANS
		SAMBUCUS CANADENSIS	ELDERBERRY		PER PLANS
		SPIRAEA DOUGLASII	DOUGLAS SPIRAEA	5 GAL.	PER PLANS
		SYMPHORICARPOS ALBUS	SNOWBERRY	2 GAL.	PER PLANS
		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL.	PER PLANS
		VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY		PER PLANS

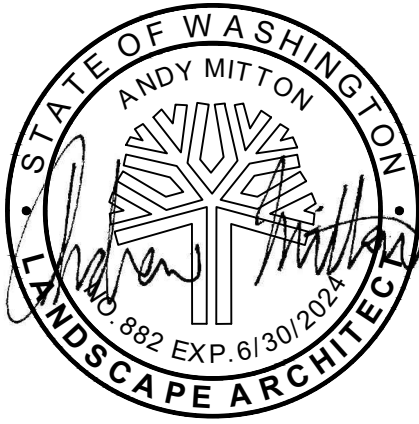
PLANTING LEGEND

 FORMAL PLANTING AREA

 LAWN

PLANTING GENERAL NOTES

Note #	Description
1	ALL NEWLY PLANTED AND LAWN AREAS SHALL BE IRRIGATED. SEE IRRIGATION PLANS.
2	ALL LAWN AREAS SHALL RECEIVE IMPORT TOPSOIL. REFER TO SPECIFICATIONS FOR SOIL DEPTH, TYPE AND PREPARATION REQUIREMENTS.
3	ALL PLANTED AREAS SHALL RECEIVE IMPORT TOPSOIL. REFER TO SPECIFICATIONS FOR SOIL TYPE AND PREPARATION REQUIREMENTS.
4	MULCH ALL PLANTING AREAS. REFER TO SPECIFICATIONS FOR MULCH TYPE AND DEPTH.
5	ALL PLANT MATERIAL MUST BE REVIEWED IN THE FIELD, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
6	THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS IN THE FIELD PRIOR TO PLANTING. TREE LOCATIONS ARE SUBJECT TO MODIFICATION BY LANDSCAPE ARCHITECT.
7	ALL TREE LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
8	STAKE ALL DECIDUOUS TREES. REFER TO DETAIL(S).
9	GUY ALL CONIFEROUS TREES. REFER TO DETAIL(S).
10	ALL PLANTS SHALL BE LAID OUT IN THE FIELD PER THE PLANS, TRIANGULAR SPACING UNLESS OTHERWISE NOTED. LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
11	PLANT QUANTITIES SHOWN ON PLANS TAKE PRECEDENT OVER PLANT QUANTITIES PROVIDED IN PLANT SCHEDULE.
12	IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE PLANTING TO MEET SPACING REQUIREMENTS AND PLANT LAYOUT SHOWN.
13	ALL PLANTING AREA FINISH GRADES (TOP OF MULCH) SHALL BE 1" BELOW ADJACENT PAVED SURFACES UNLESS NOTED OR DIRECTED OTHERWISE.
14	EXISTING TREE PROTECTION MEASURES SHALL TAKE PRECEDENCE OVER SOIL PREPARATION AND PLANTING REQUIREMENTS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. WHERE A DISCREPANCY EXISTS, SOIL PREPARATION AND PLANTING WITHIN TREE PROTECTION MEASURES SHALL BE ONLY AS APPROVED OR DIRECTED BY THE LANDSCAPE ARCHITECT.



Bridle Trails 140th
Neighborhood Park
City of Bellevue
4432 140th Ave NE, Bellevue, WA 98005

SET TYPE:
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PLANTING NOTES AND
SCHEDULES
SHEET NUMBER:

L400

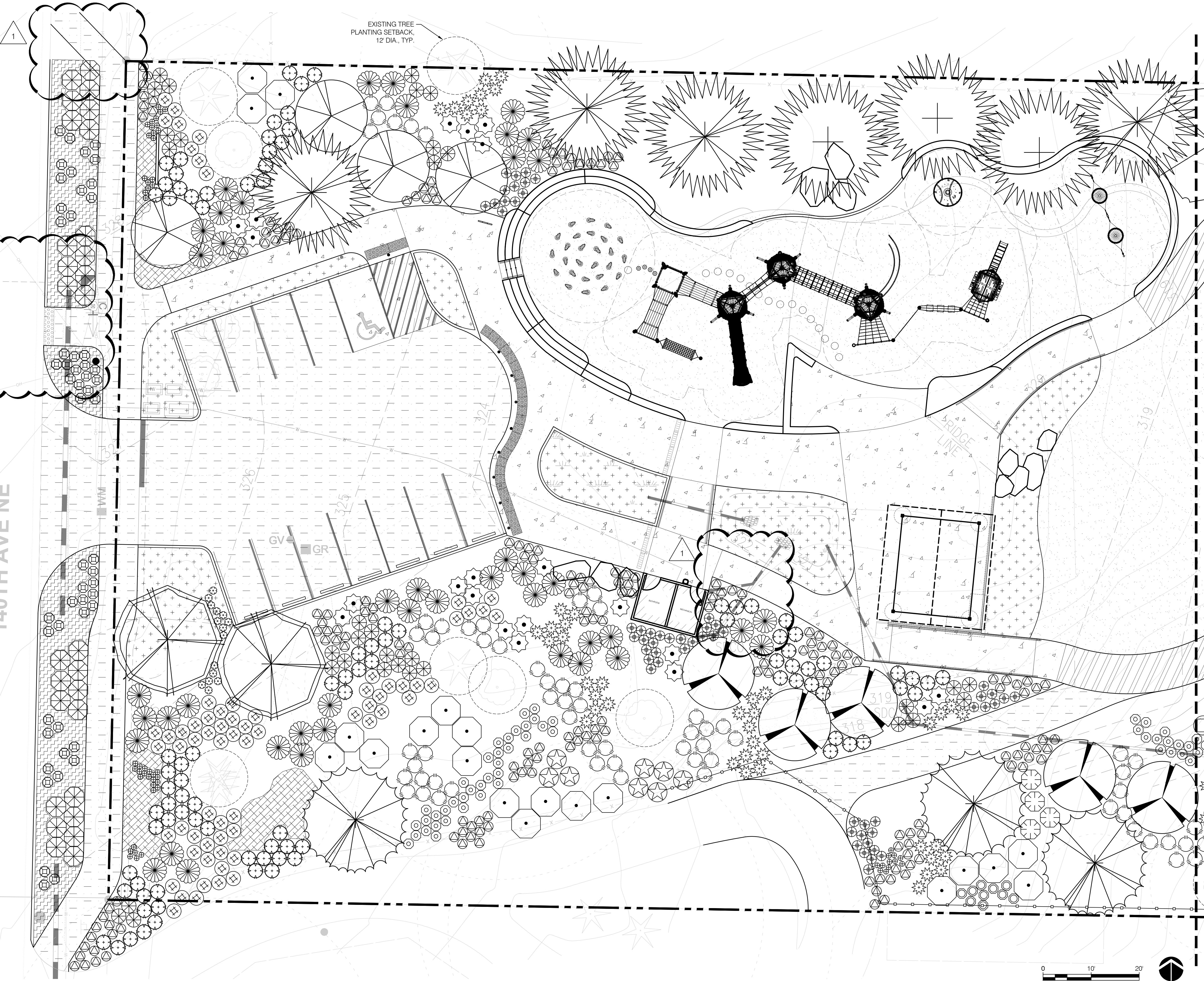
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1

PLANTING PLAN

SCALE: 1" = 20'-0"

140TH AVE NE



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PLANTING PLAN

SHEET NUMBER:

L401

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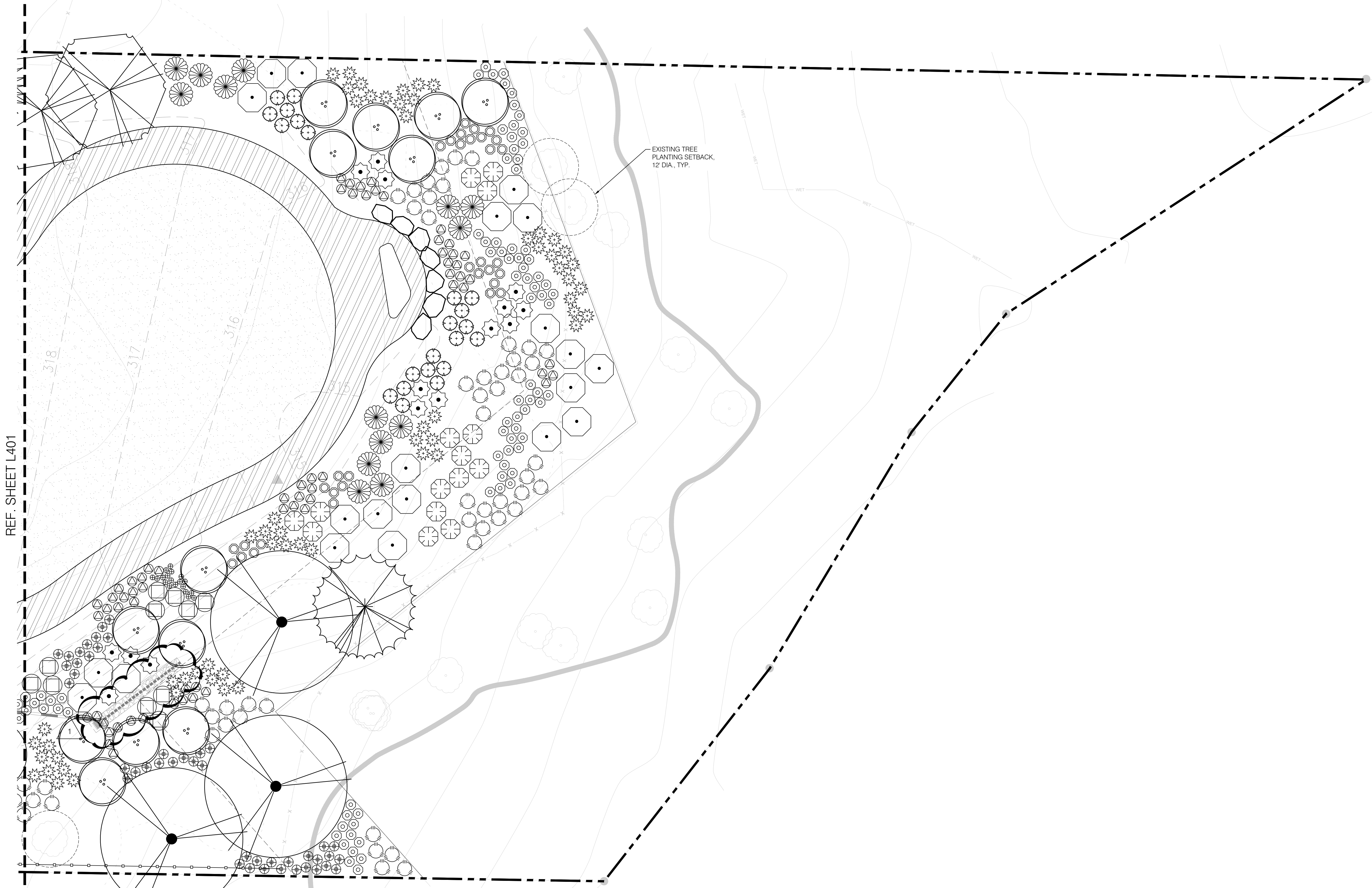


1927 Post Alley, Ste. 2
Seattle, WA 98101
bergerpartnership.com

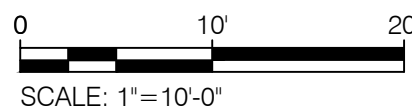
**Bridle Trails 140th
Neighborhood Park**
City of Bellevue
4432 140th Ave NE, Bellevue, WA 98005

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1 PLANTING PLAN
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SHEET NAME:
PLANTING PLAN

SHEET NUMBER:

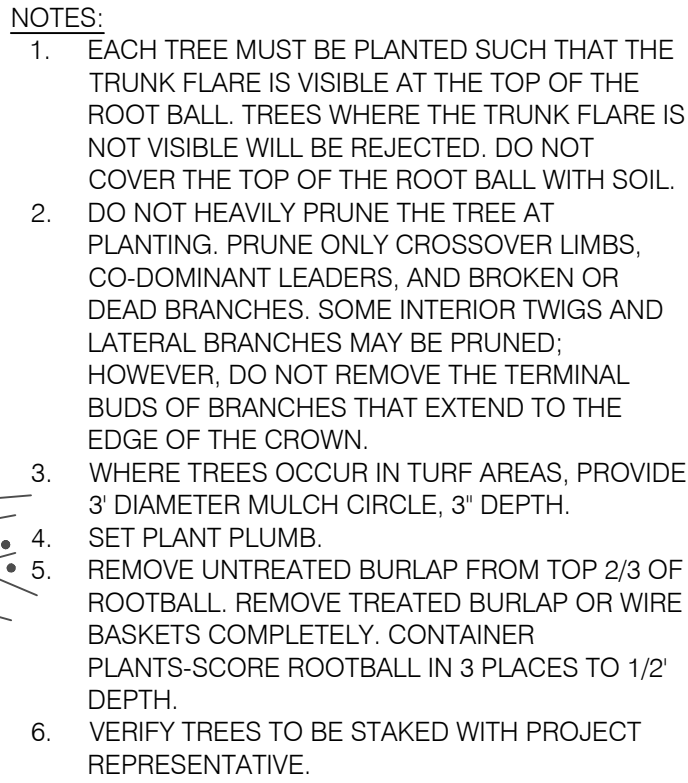
L402

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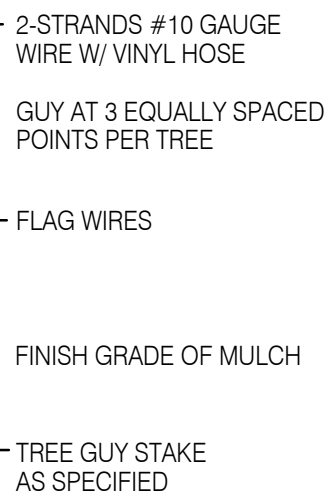
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Seattle, WA 98101
206.325.6877
bergerpartnership.com



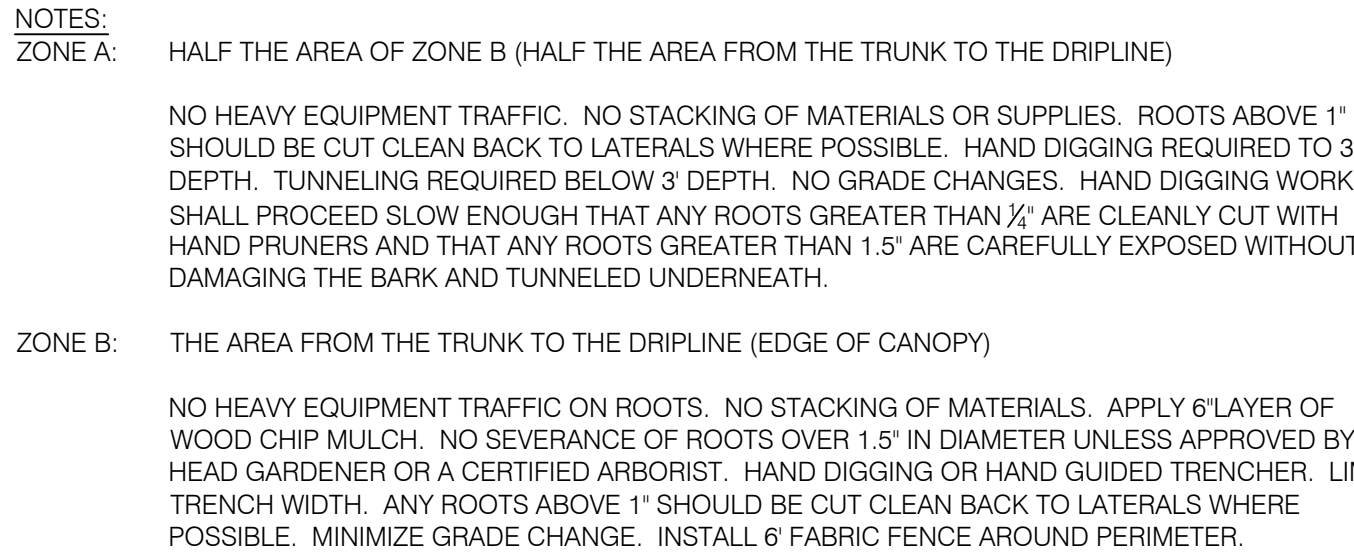
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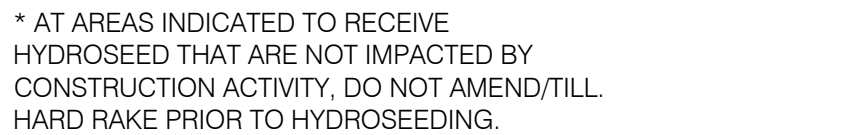
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SCALE: 1/2" = 1'-0"

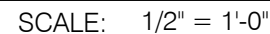


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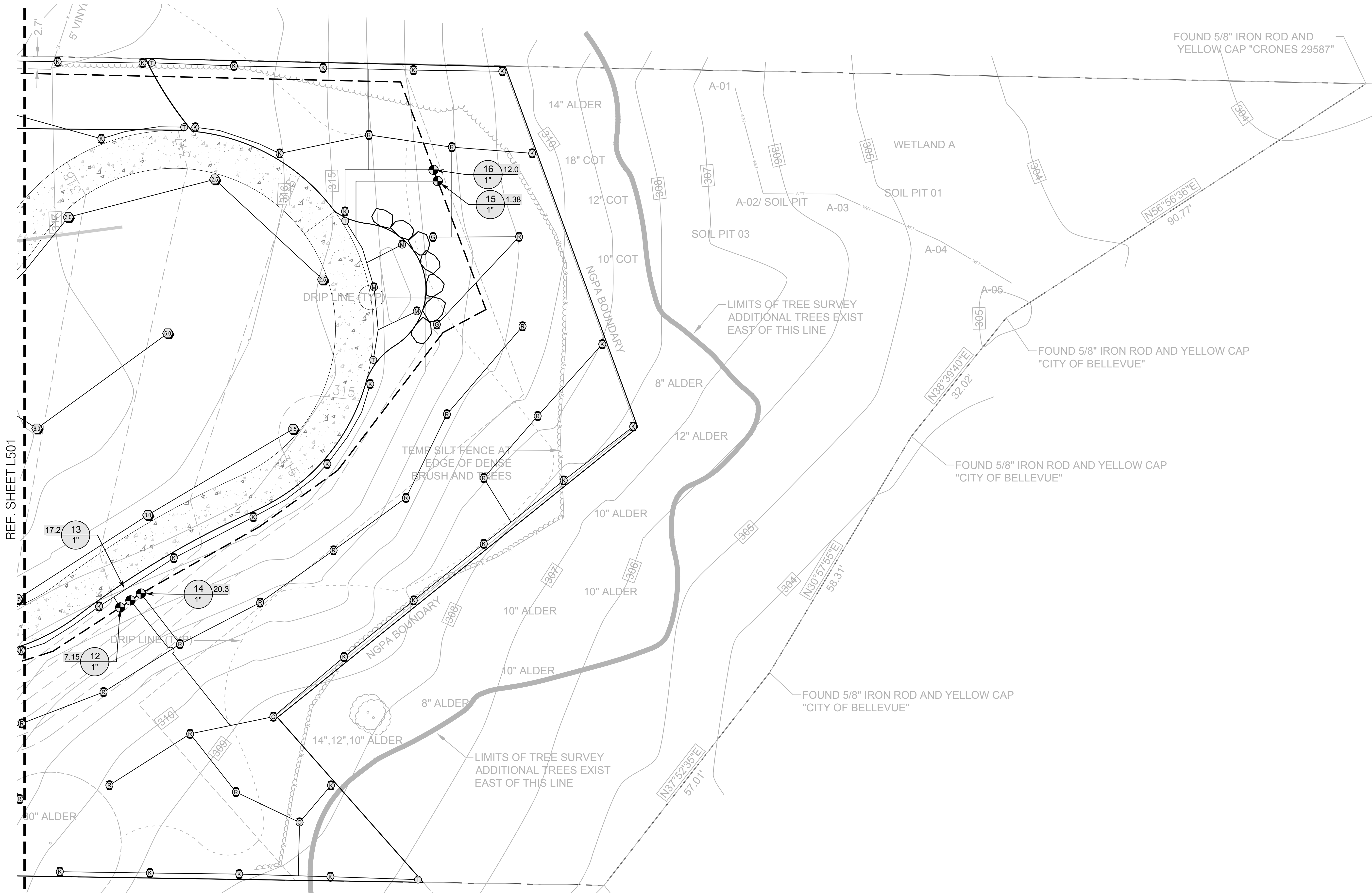
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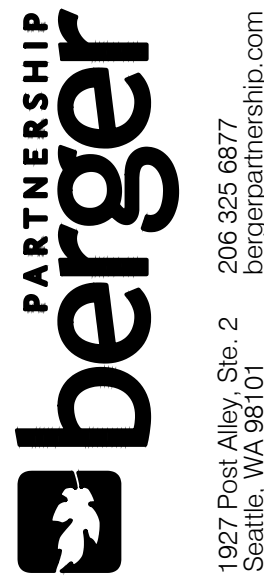


berger Partnership Project Number: XXXXXXXX.XX Project: 03.31.2022 4:24 PM By: Jason A. Filename: C:\Users\jason\dropbox\design_2426\jobs\887-bridle trails\drawings\project submittals\wsl\l501 40 irrigation plan.dwg



1 IRRIGATION PLAN
SCALE: 1" = 10'-0"

0 10' 20'
SCALE: 1" = 10'-0"



Design Two Four/Two Six
14835 161ST COURT SE
RENTON, WA 98059-8819
ph. (425) 881-2426
cell (206) 335-7719
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Landscape Architecture • Irrigation Planning • Wetland Field Design • Construction Management

Bridle Trails Park
City of Bellevue



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SHEET NUMBER:

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IRRIGATION SCHEDULE

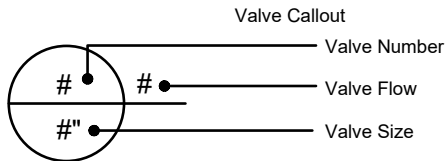
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
⑩	HUNTER MP CORNER PROS-12-CV SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	40
	HUNTER MP STRIP PROS-12-CV SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP, ON PRS40 BODY.	40
	HUNTER MP1000 PROS-12-CV SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC ON PRS40 BODY.	40
	HUNTER MP2000 PROS-12-CV SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC ON PRS40 BODY.	40
	HUNTER MP800SR PROS-12-PRS40-CV SHRUB ROTATOR, 12.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. OR = ORANGE ADJ ARC 90 TO 210.	40
	HUNTER MP815 PROS-12-PRS40-CV SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC ON PRS40 BODY.	40

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	RAIN BIRD 5006-PL-PC, FC-SAM-SS TURF ROTOR, 6.0" POP-UP, STAINLESS STEEL RISER. ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE NOZZLE AND FLOW SHUT-OFF DEVICE. WITH SEAL-A-MATIC CHECK VALVE.	45	1.54	35'
	RAIN BIRD 5006-PL-PC, FC-SAM-SS TURF ROTOR, 6.0" POP-UP, STAINLESS STEEL RISER. ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE NOZZLE AND FLOW SHUT-OFF DEVICE. WITH SEAL-A-MATIC CHECK VALVE.	45	2.51	37'
	RAIN BIRD 5006-PL-PC, FC-SAM-SS TURF ROTOR, 6.0" POP-UP, STAINLESS STEEL RISER. ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE NOZZLE AND FLOW SHUT-OFF DEVICE. WITH SEAL-A-MATIC CHECK VALVE.	45	3.09	40'
	RAIN BIRD 5006-PL-PC, FC-SAM-SS TURF ROTOR, 6.0" POP-UP, STAINLESS STEEL RISER. ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE NOZZLE AND FLOW SHUT-OFF DEVICE. WITH SEAL-A-MATIC CHECK VALVE.	45	6.01	46'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	WEATHERMATIC 8200CR-XPR BRASS REMOTE CONTROL VALVE WITH PRESSURE REGULATOR
	BUCKNER QB5 LRC-10 1" QUICK COUPLER VALVE
	2" MUELLER CURB STOP ISOLATION VALVE
	WEATHERMATIC 8200CR-XPR 1-1/2" BRASS REMOTE CONTROL VALVE WITH PRESSURE REGULATOR
	WILKINS 950XLU 1-1/2" 2" DOUBLE CHECK BACKFLOW PREVENTION WITH UNION END BALL VALVES.
	RAIN BIRD ESP-40SITE-W 40 STATION FIELD SATELLITE CONTROLLER FOR MAXICOM ONLY. COMBINES POWER OF A CCU WITH CAPABILITIES OF A SINGLE ESP SATELLITE CONTROLLER FOR SMALL MAXICOM SITES. STAINLESS STEEL PEDESTAL. METAL WALL MOUNT. SEE CONTROLLER DETAILS ON SHEET L-1.5.
	FLOW SENSOR
	DATA INDUSTRIAL IR 220 P WATER METER 1-1/2"
—————	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
—————	PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.
— — — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.
=====	PIPE SLEEVE: PVC SCHEDULE 40



IRRIGATION NOTES:

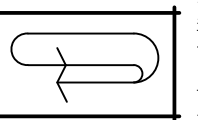
- PROVIDE AND INSTALL ALL IRRIGATION IN CONFORMANCE WITH THE CITY OF BELLEVUE STANDARDS. IN THE EVENT OF CONFLICT BETWEEN NOTES OR DETAILS AND THESE DOCUMENTS, THE STANDARDS SHALL TAKE PRECEDENCE.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND APPROPRIATE SAFETY REGULATIONS.
- DRAWING IS SCHEMATIC, ACTUAL LOCATIONS MAY VARY DUE TO UTILITIES OR EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- EXISTING PRESSURE IS 88 P.S.I. PRIOR TO INSTALLATION OF IRRIGATION SYSTEM, CONTRACTOR SHALL FIELD VERIFY EXISTING P.S.I. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE DESIGN P.S.I. PRIOR TO PROCEEDING W/ WORK.
- SEE IRRIGATION SCHEDULE FOR HEAD DESIGN PRESSURES.
- LOCATE QUICK COUPLING VALVE & AUTOMATIC CONTROL VALVES AT POINT OF EASY ACCESS. OWNER'S REPRESENTATIVE TO REVIEW & APPROVE FINAL LOCATION OF ALL QUICK COUPLERS & AUTOMATIC CONTROL VALVES PRIOR TO INSTALLATION.
- HEAD LOCATION MUST BE ADJUSTED IN THE FIELD TO COMPLY W/ EXISTING SITE CONDITIONS AND PLANT MATERIALS. ADJUST SPRAY PATTERN FOR MAXIMUM COVERAGE.
- ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD & LOCATED ON DIMENSIONED "AS-BUILT" DRAWING TO ALLOW FUTURE LOCATION & USE.
- ALL IRRIGATION SLEEVES SHALL BE TWICE THE DIAMETER OF THE INSERT PIPE(S). SLEEVES SHALL NOT EXCEED 6" DIAMETER.
- PVC MAINLINE LOCATIONS ARE SCHEMATIC. NO BENDING OF MAINLINE PIPE. VALVE MANIFOLDS SHALL BE ONLY ON STRAIGHT RUNS.
- AIR BLOW IRRIGATION SYSTEM THROUGH QUICK COUPLERS TO WINTERIZE IRRIGATION SYSTEM.
- PIPES TO SHARE TRENCHES WHERE POSSIBLE. SEPARATE COMMON PIPING BY 6" MIN.
- WHERE PIPE SIZES ARE NOT SHOWN ON THE PLAN, PIPE SHALL BE SIZED TO THE NEXT LARGEST PIPE SIZE SHOWN UPSTREAM ON THE PLAN.
- WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE PIPE SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND-DIGGING & TO AVOID INJURY TO THE ROOTS.
- LETTERS ON PIPING SHALL BE ROTATED TO FACE UP.
- ALL WIRES TO CONTROLLER SHALL BE NEW.
- IRRIGATION HEAD NEAR PATHS SHALL HAVE A SPRINKLER SAVER HEAD DONUT AVAILABLE FROM SPRINKLERSAVER.COM (305) 822-3223
- IRRIGATION CONTROLLER SHALL BE AVAILABLE FROM HD FOWLER. CONTACT IVAN RAMSEY 425-864-1256.
- PROVIDE SHOP DRAWING OF MAXICOM WALL MOUNT W/ FLOW SENSORS, CONTROLLERS, CCU, TP1A SIDE MOUNT ANTENNA, CALAMP VANGUARD 3000 (VANGUARD 3000-DR-140-7230-000), DATA REMOTE INC. HOCKEY PUCK ANTENNA, ETC.



206.325.6877
bergerpartnership.com

Design Two Four/Two Six

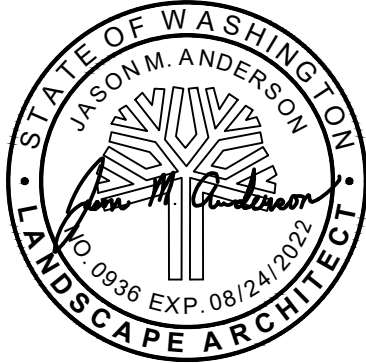
14835 161ST COURT SE
RENTON, WA 98059-8819
ph. (425) 881-2426
cell (206) 335-7719
www.design2426.com



Landscape Architecture • Irrigation Planning • Water • Water • Construction Management

Bridle Trails Park
City of Bellevue

4432 140th Ave NE, Bellevue, WA 98005



SET TYPE:
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SET ISSUE DATE:
03.31.2022

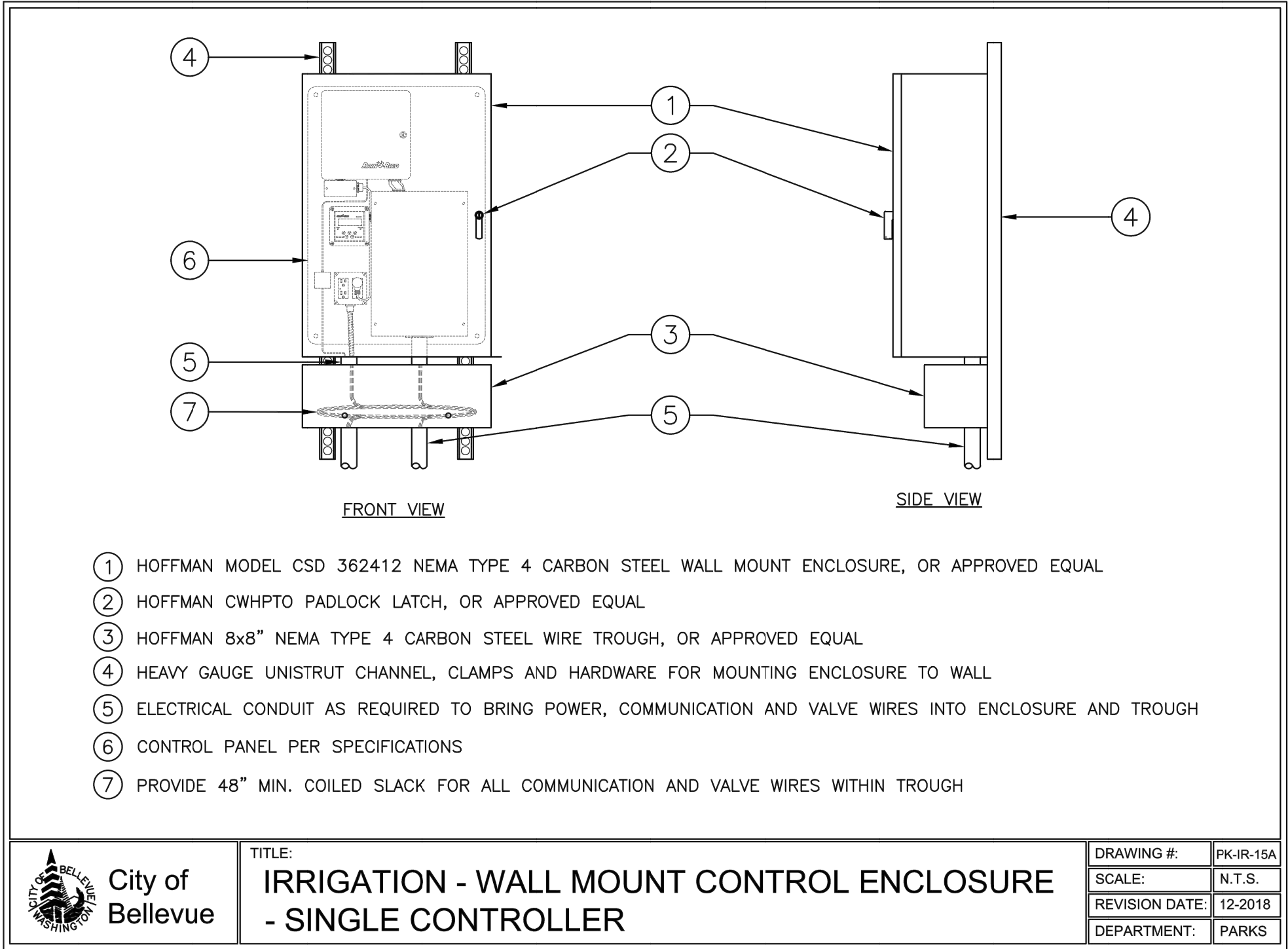
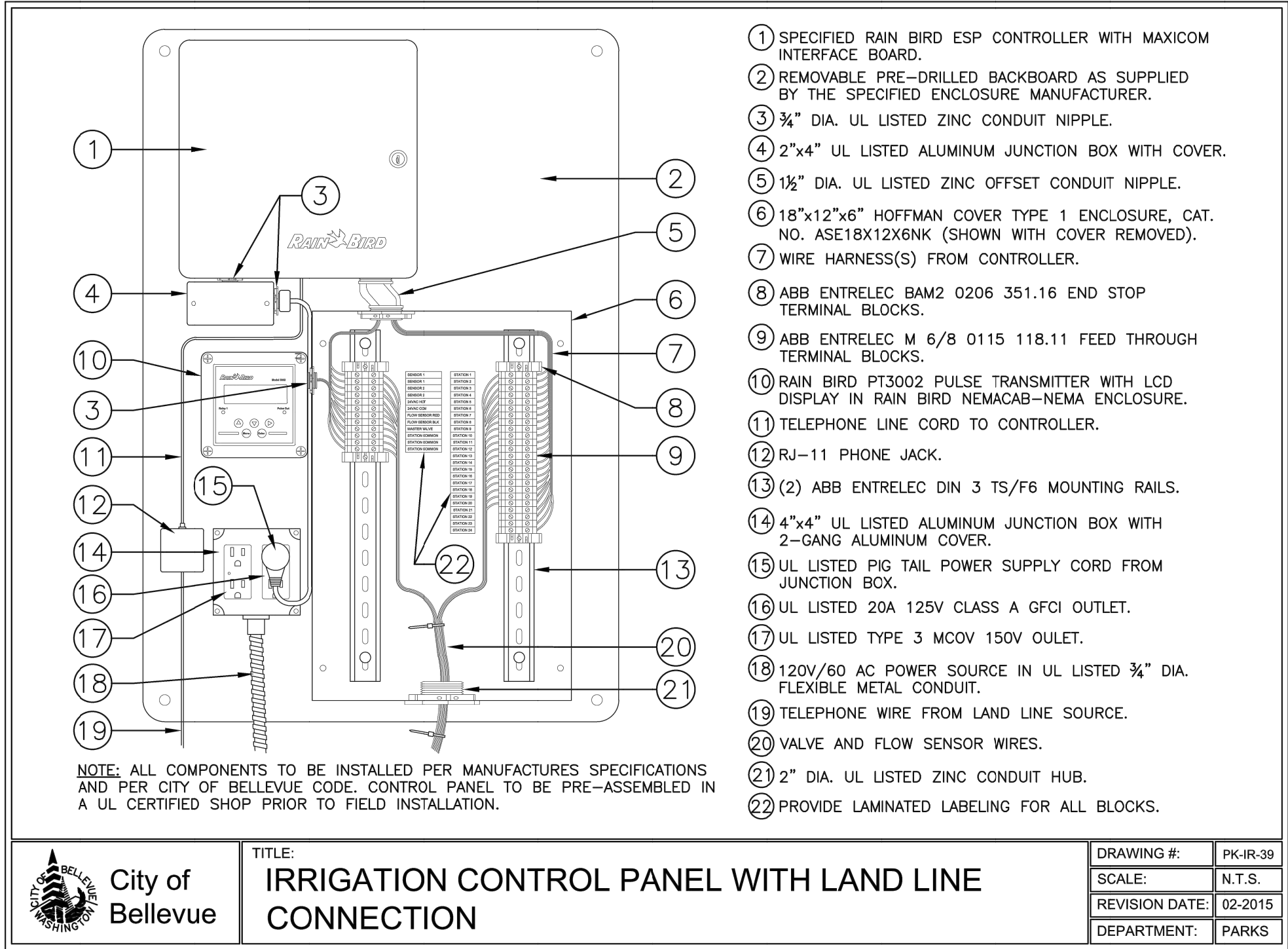
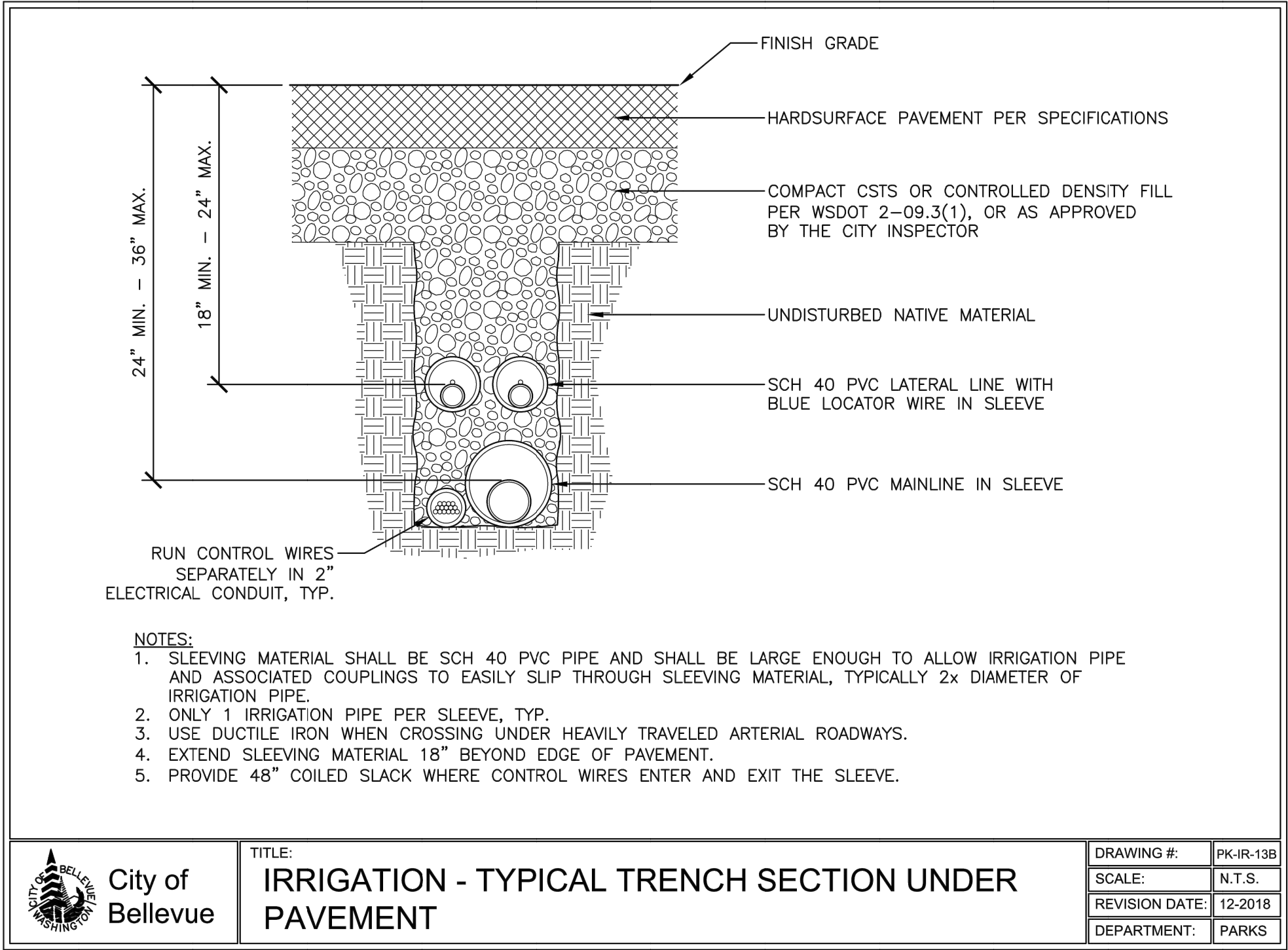
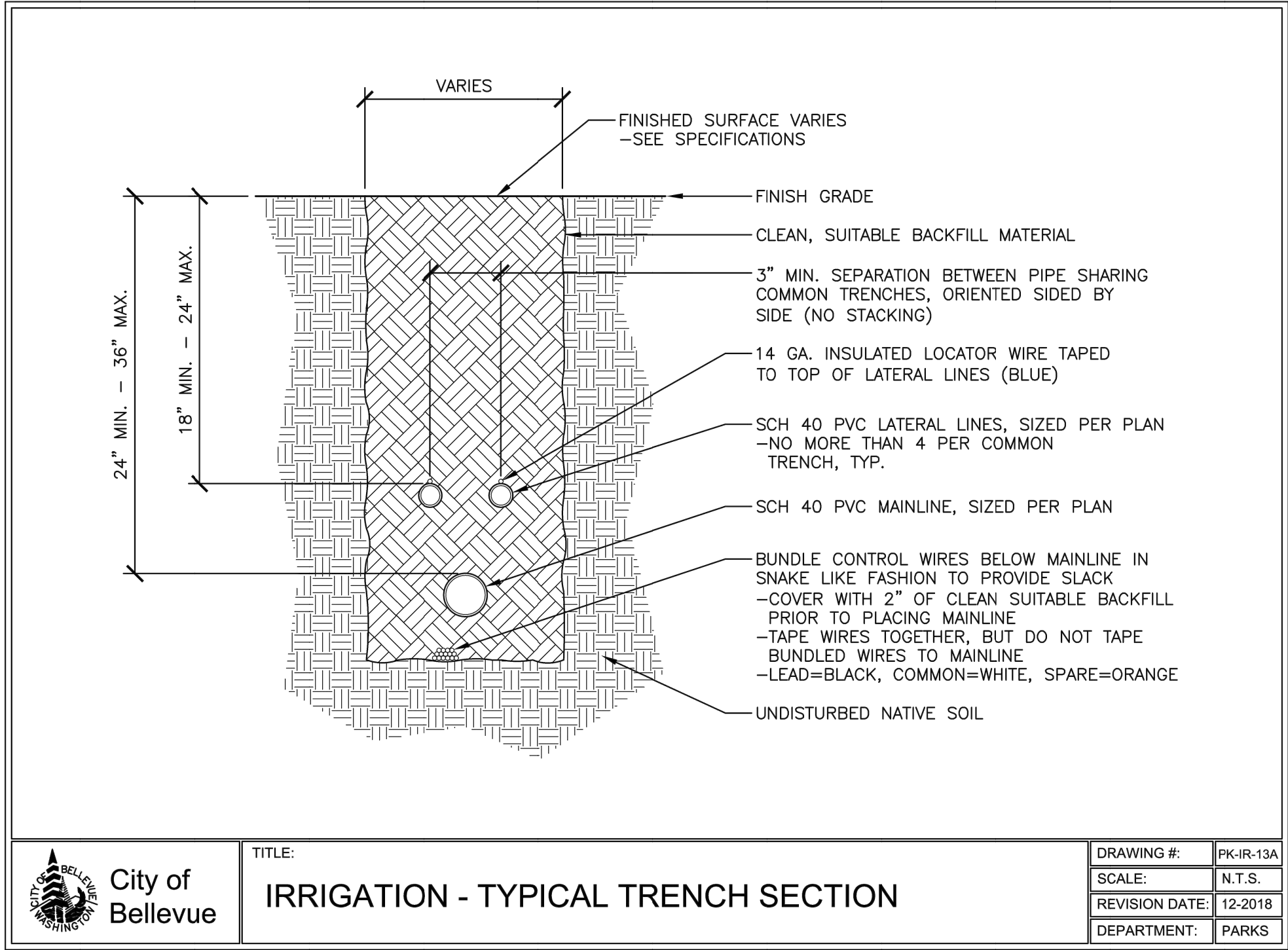
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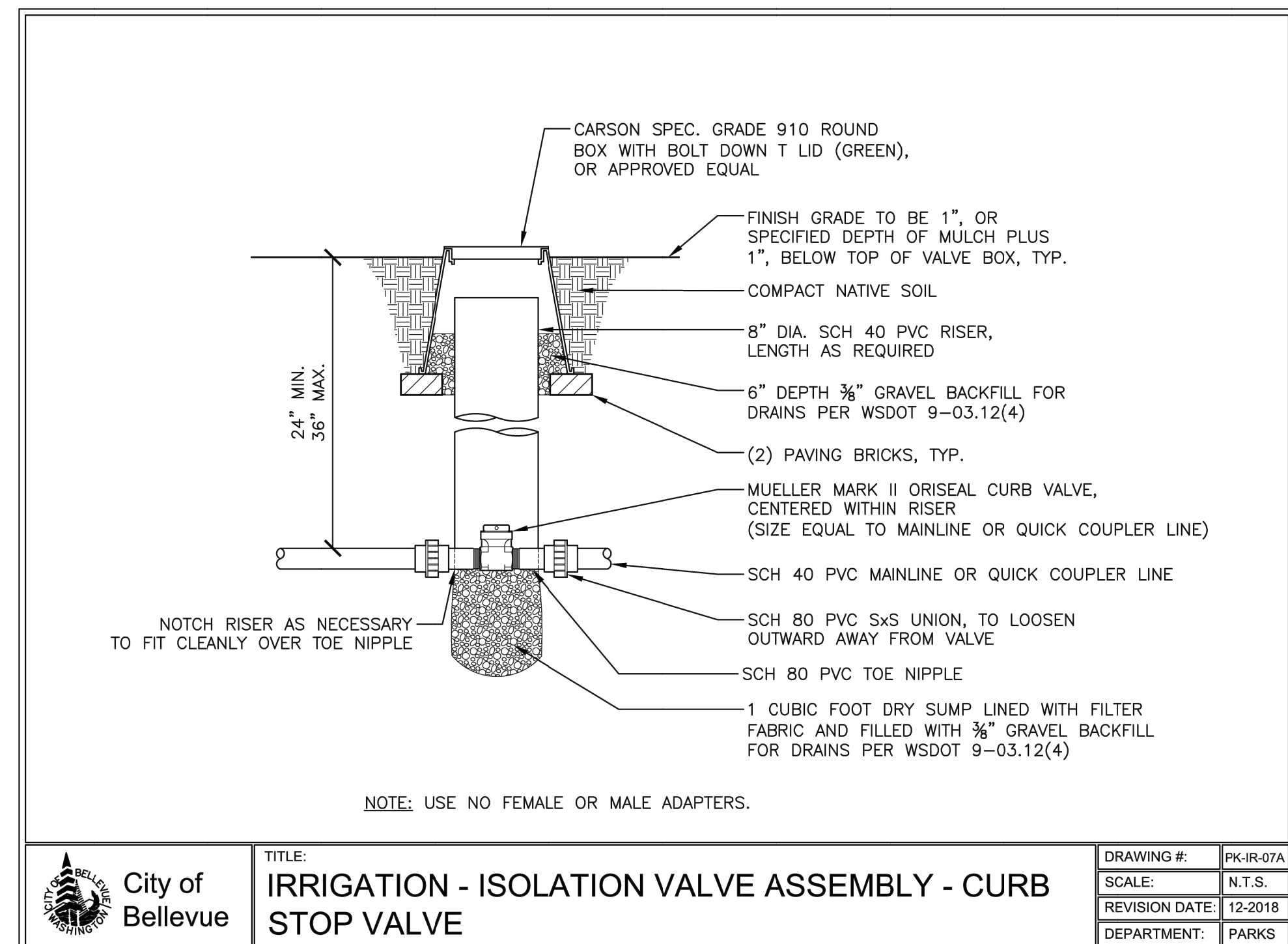
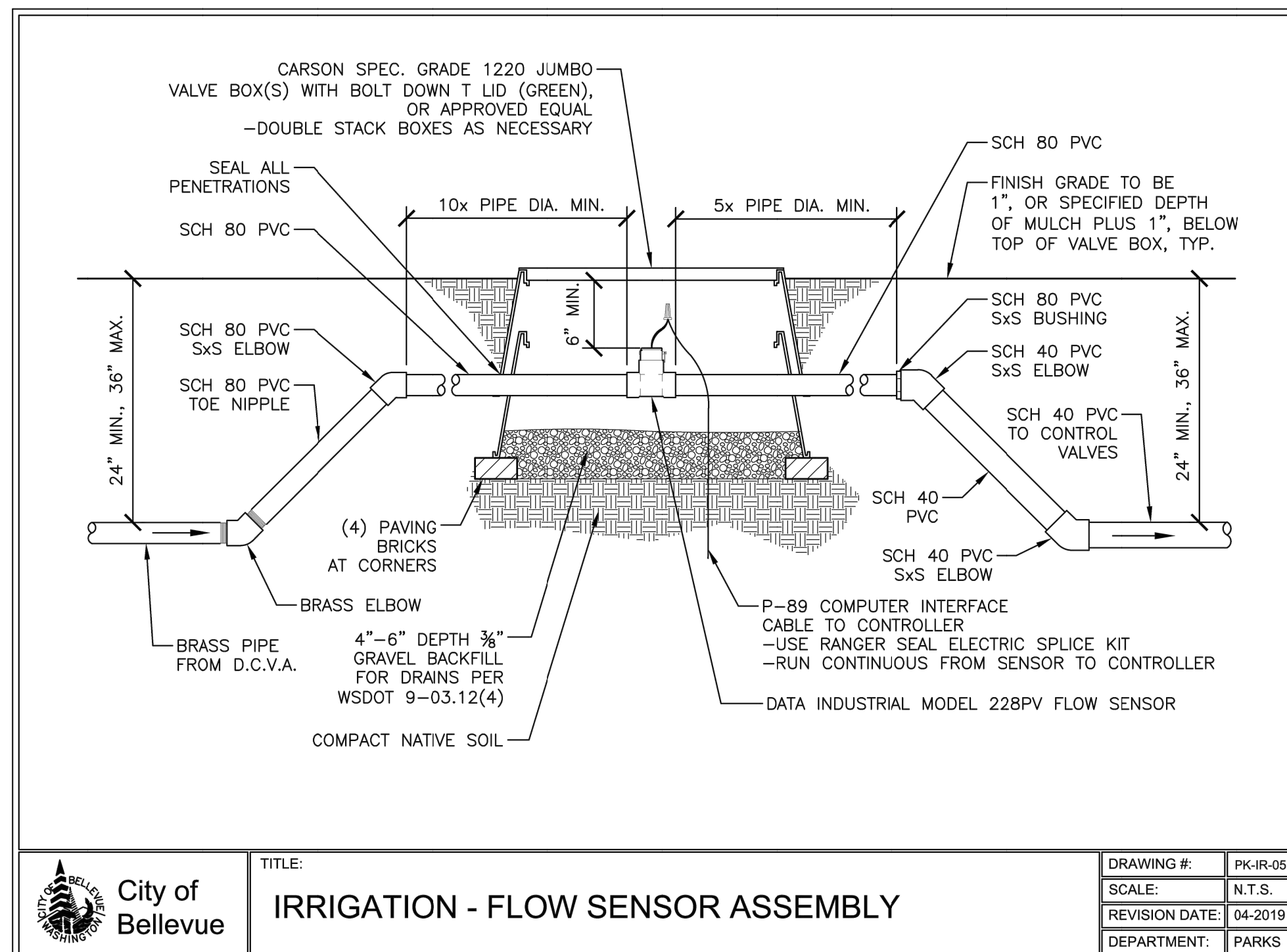
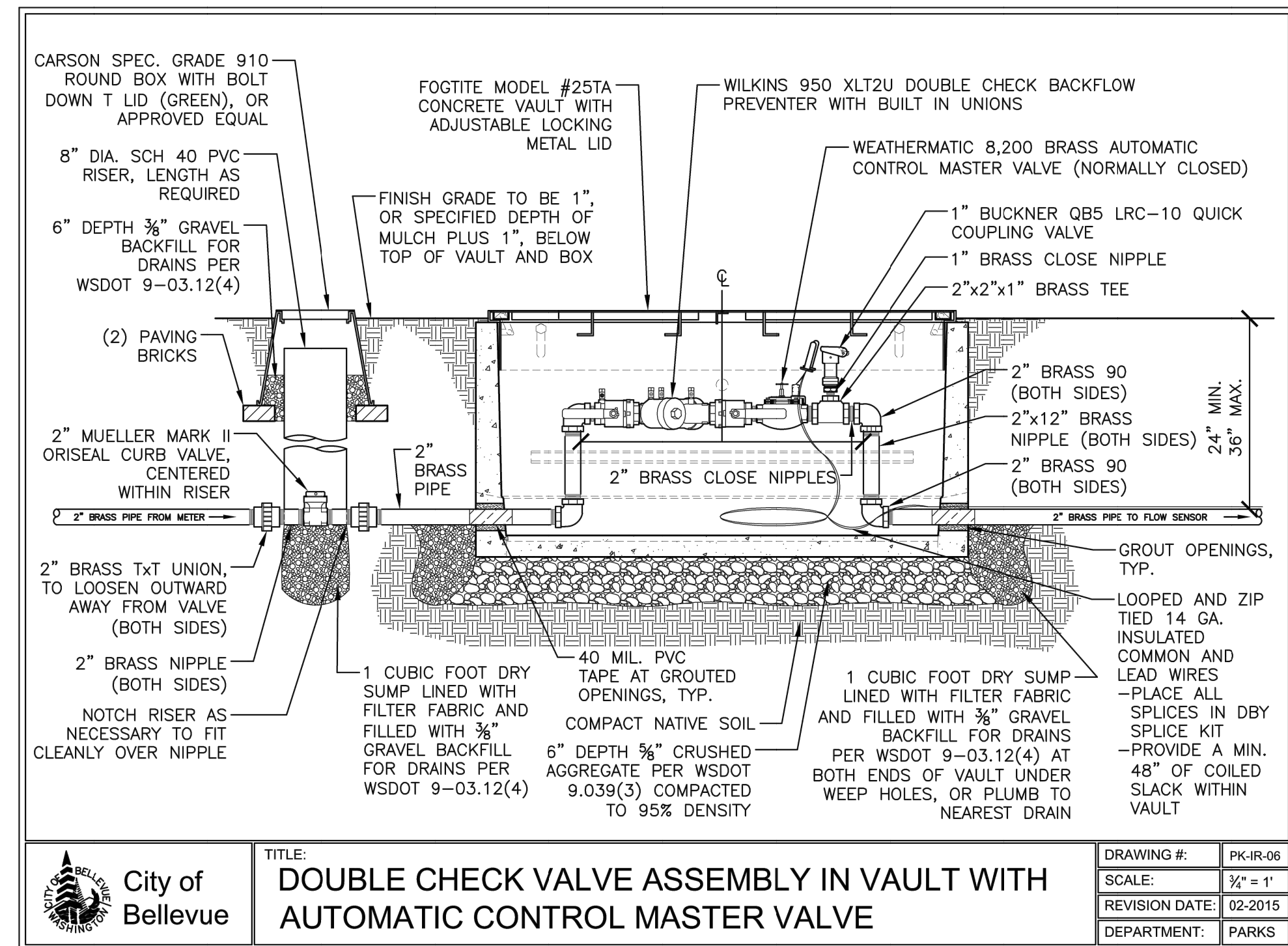
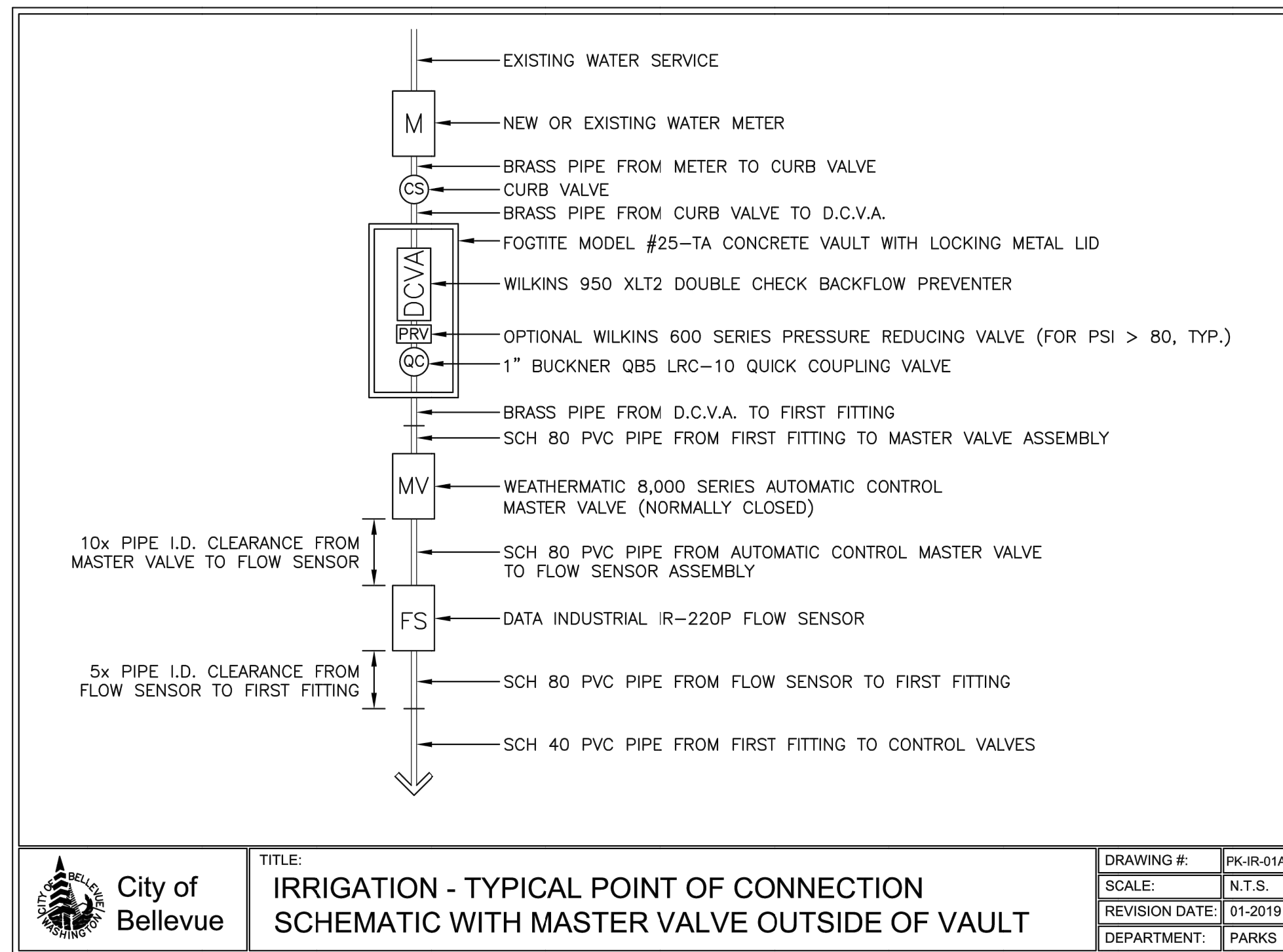
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JMA
SHEET NAME:
IRRIGATION SCHEDULE

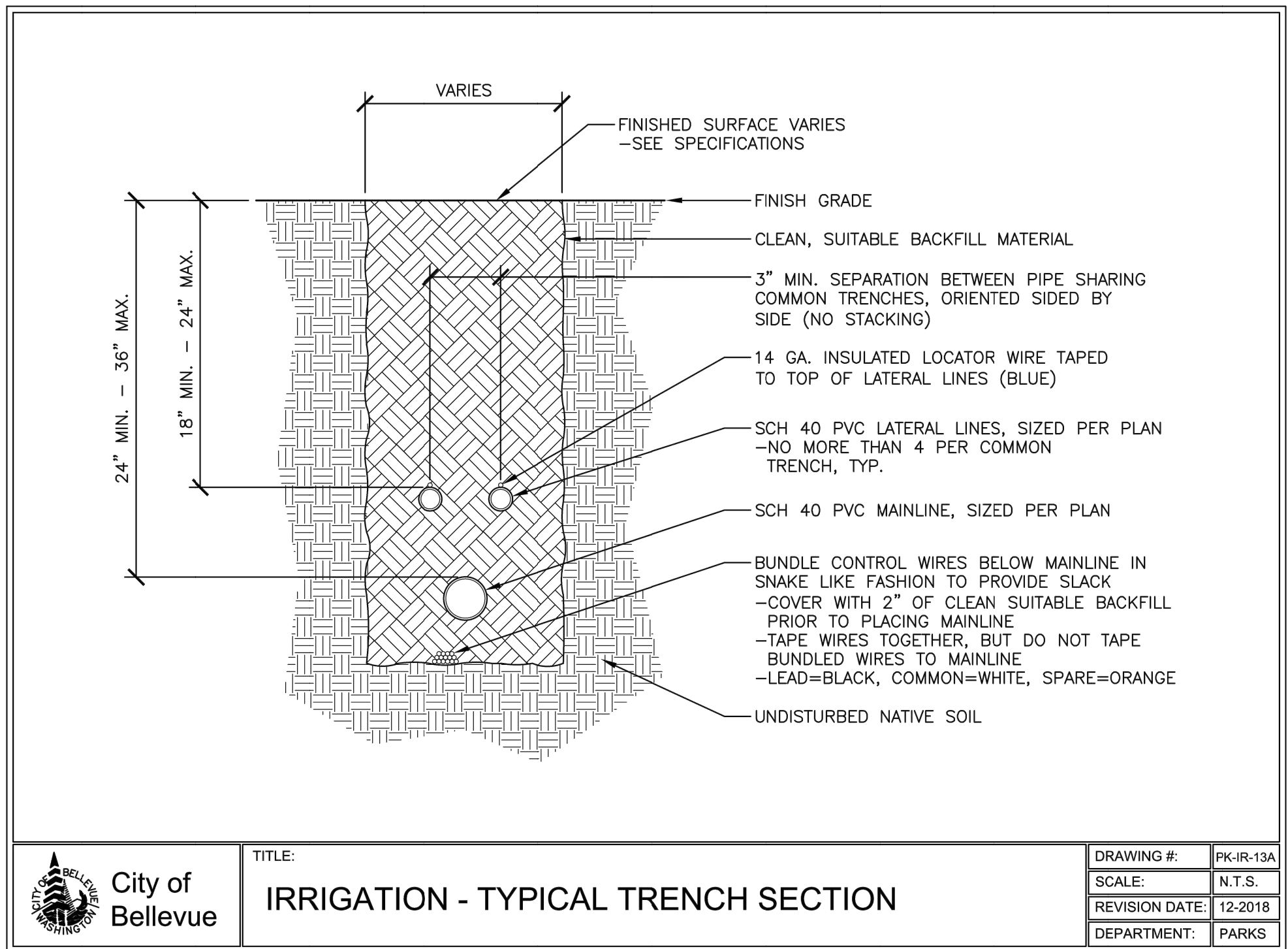
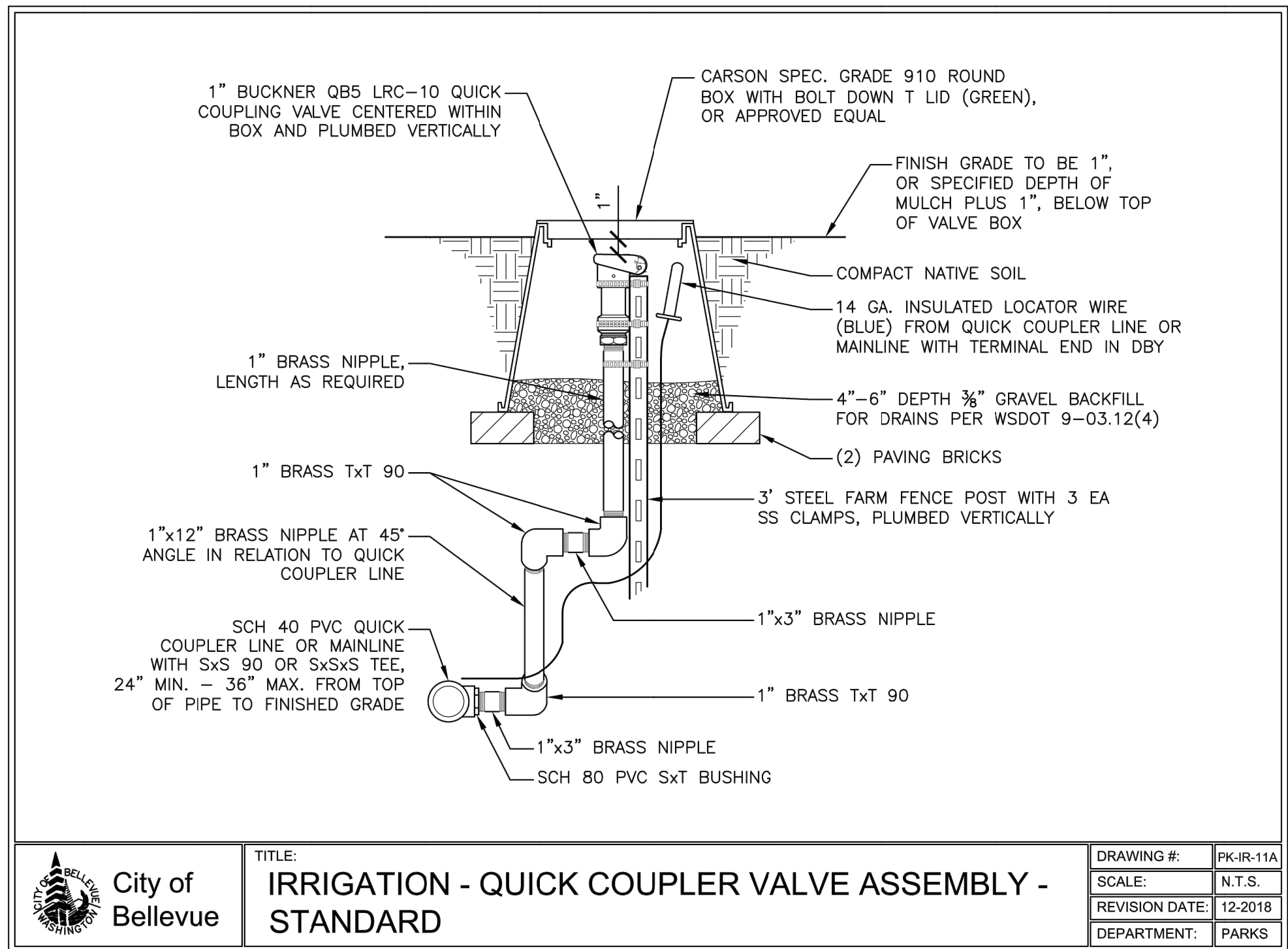
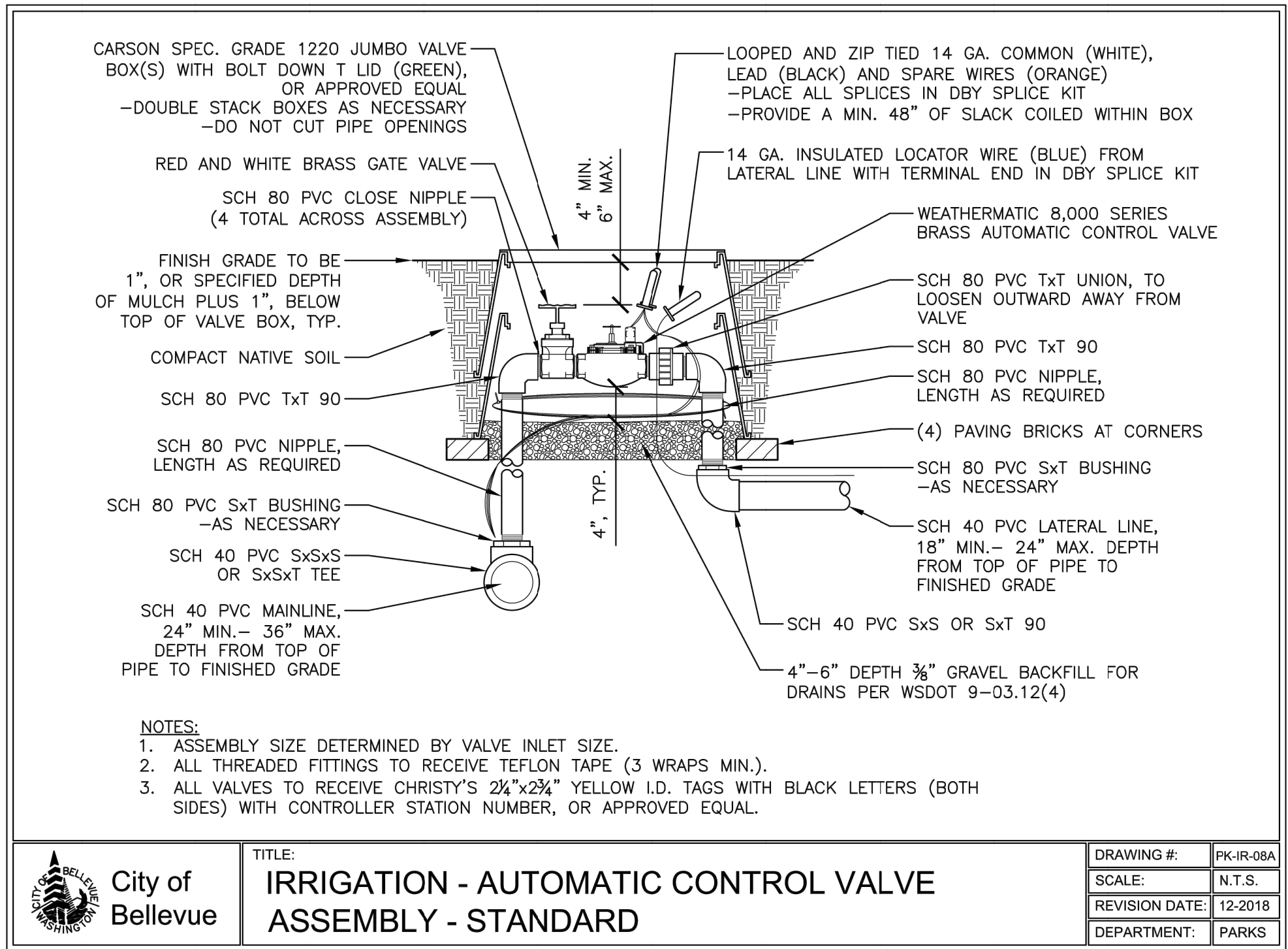
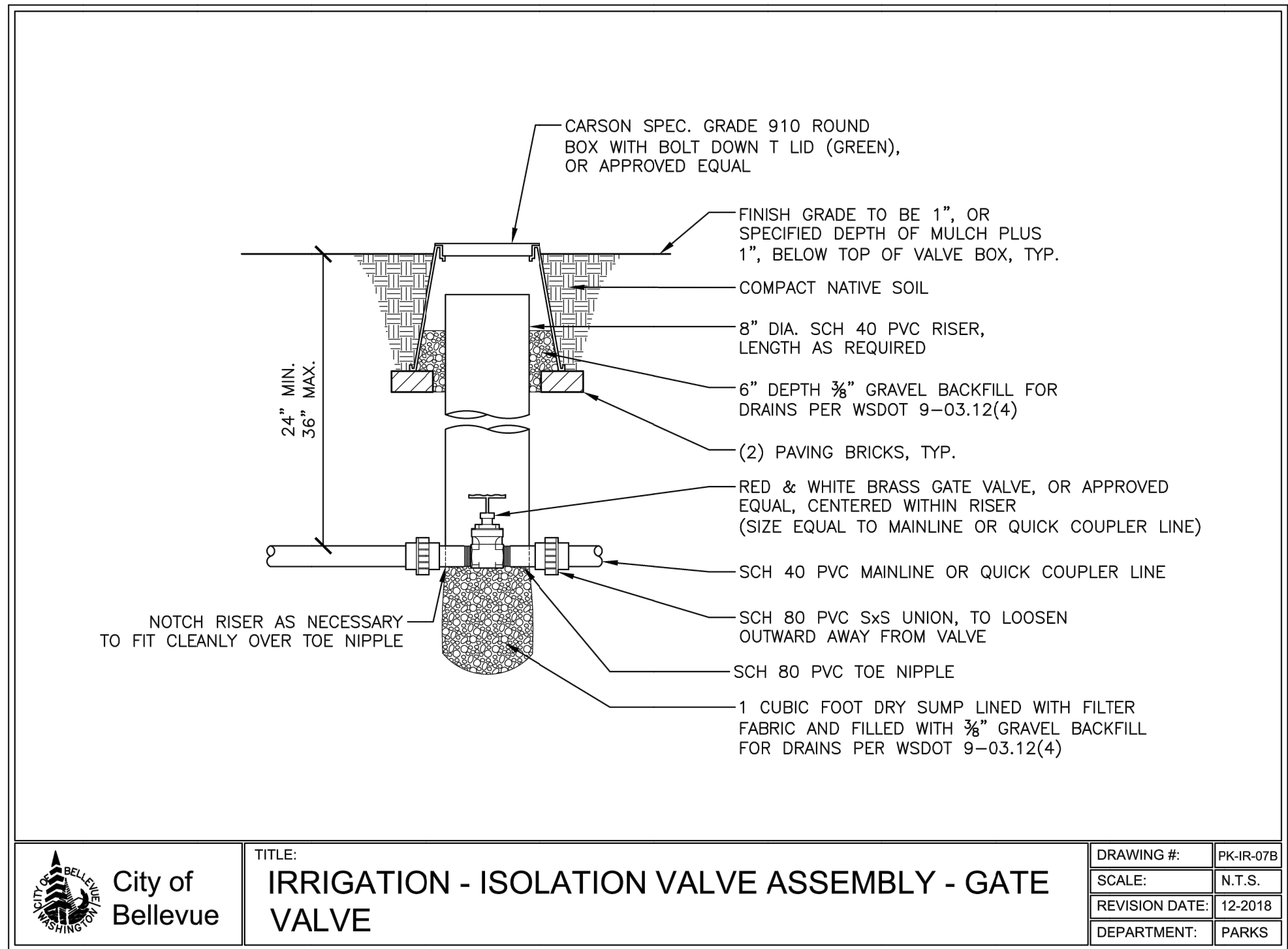
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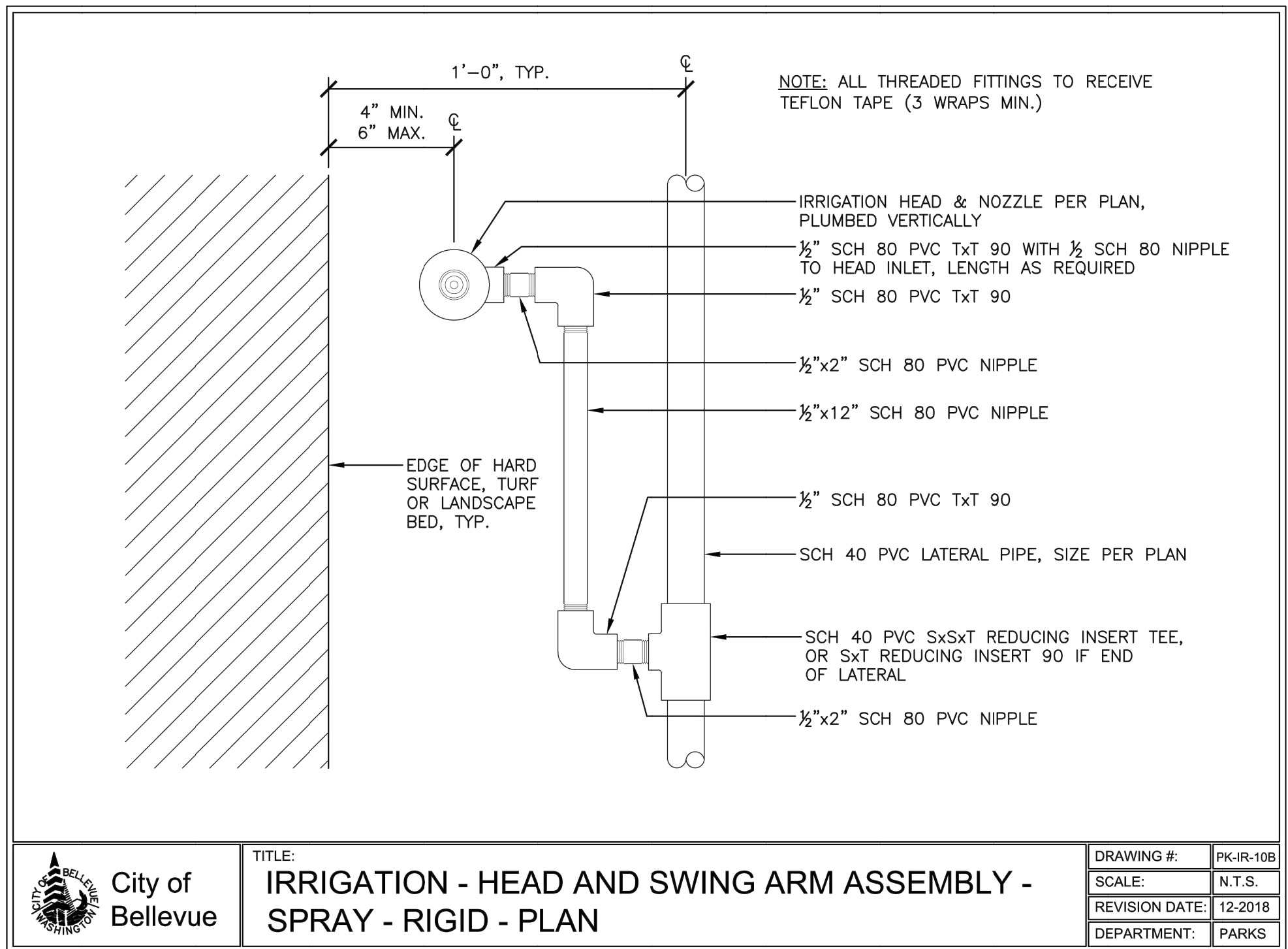
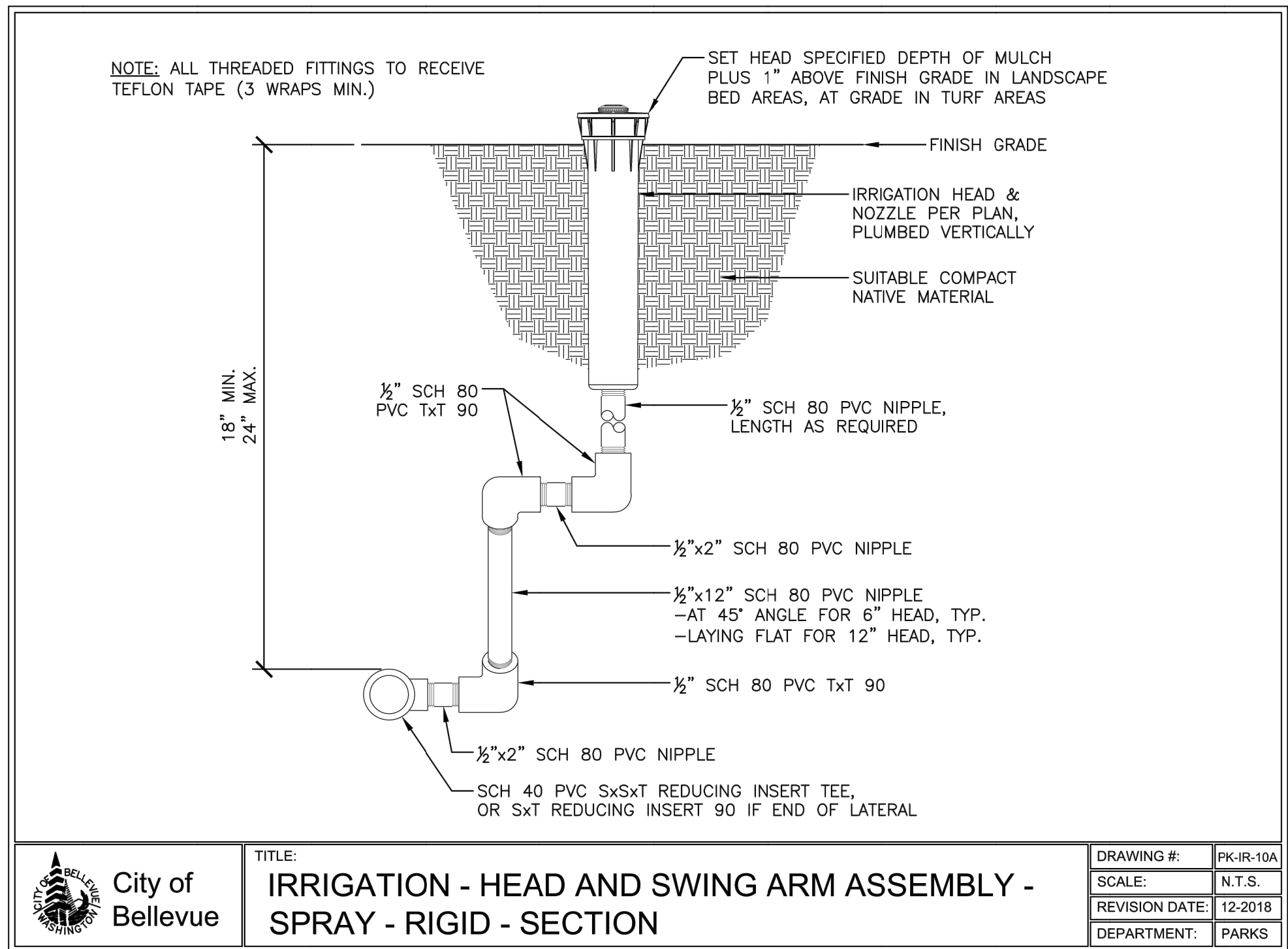
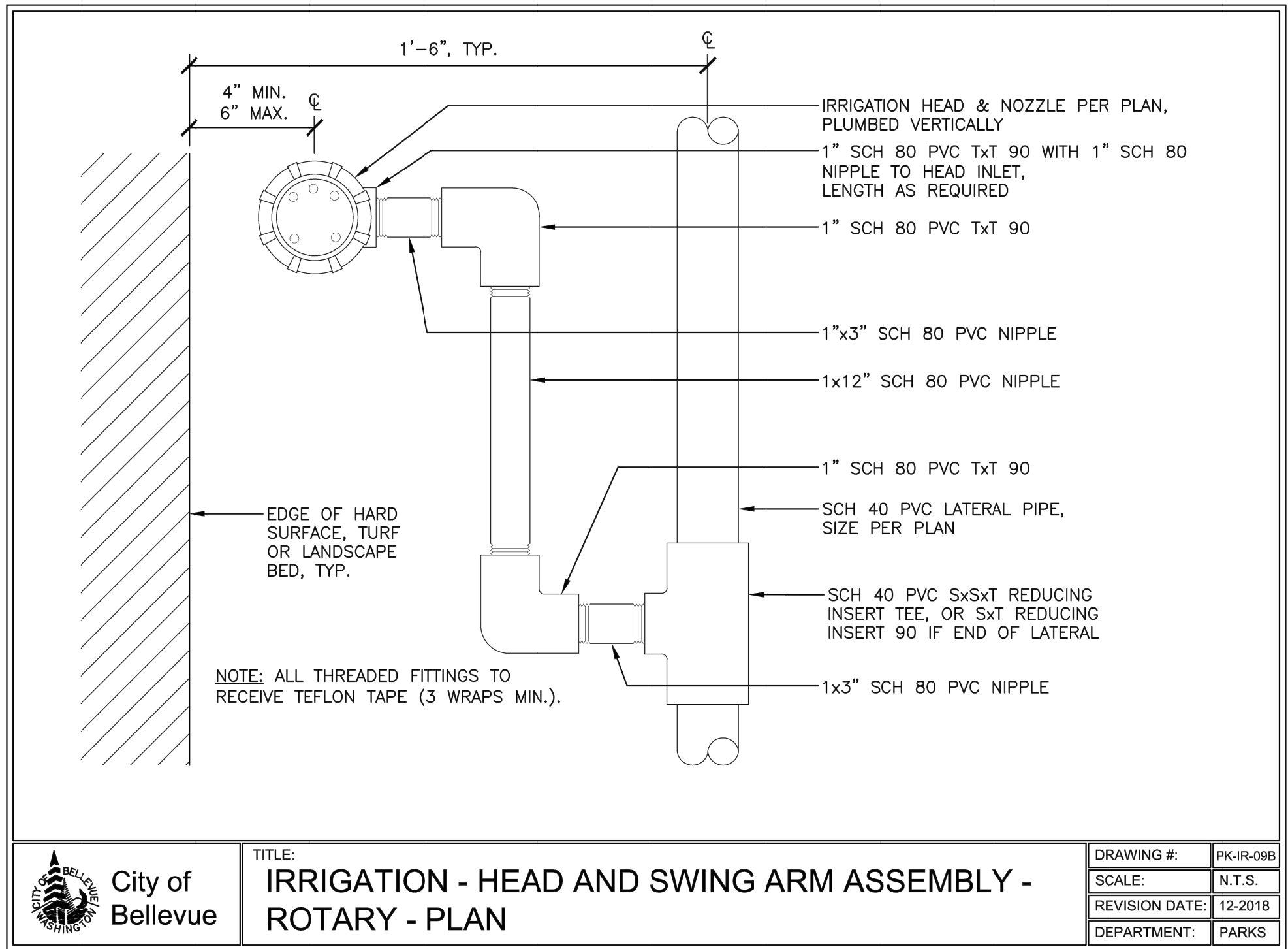
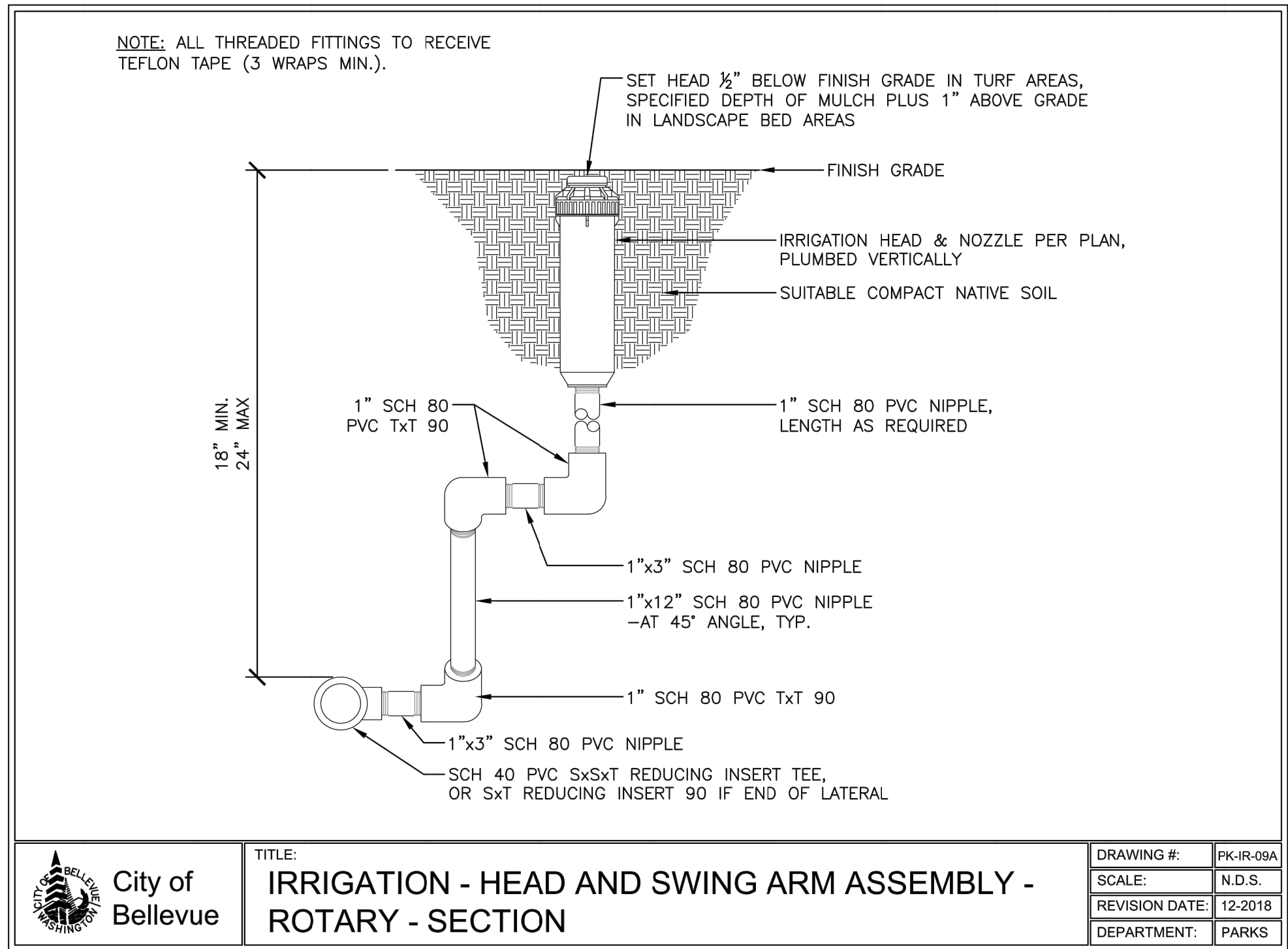
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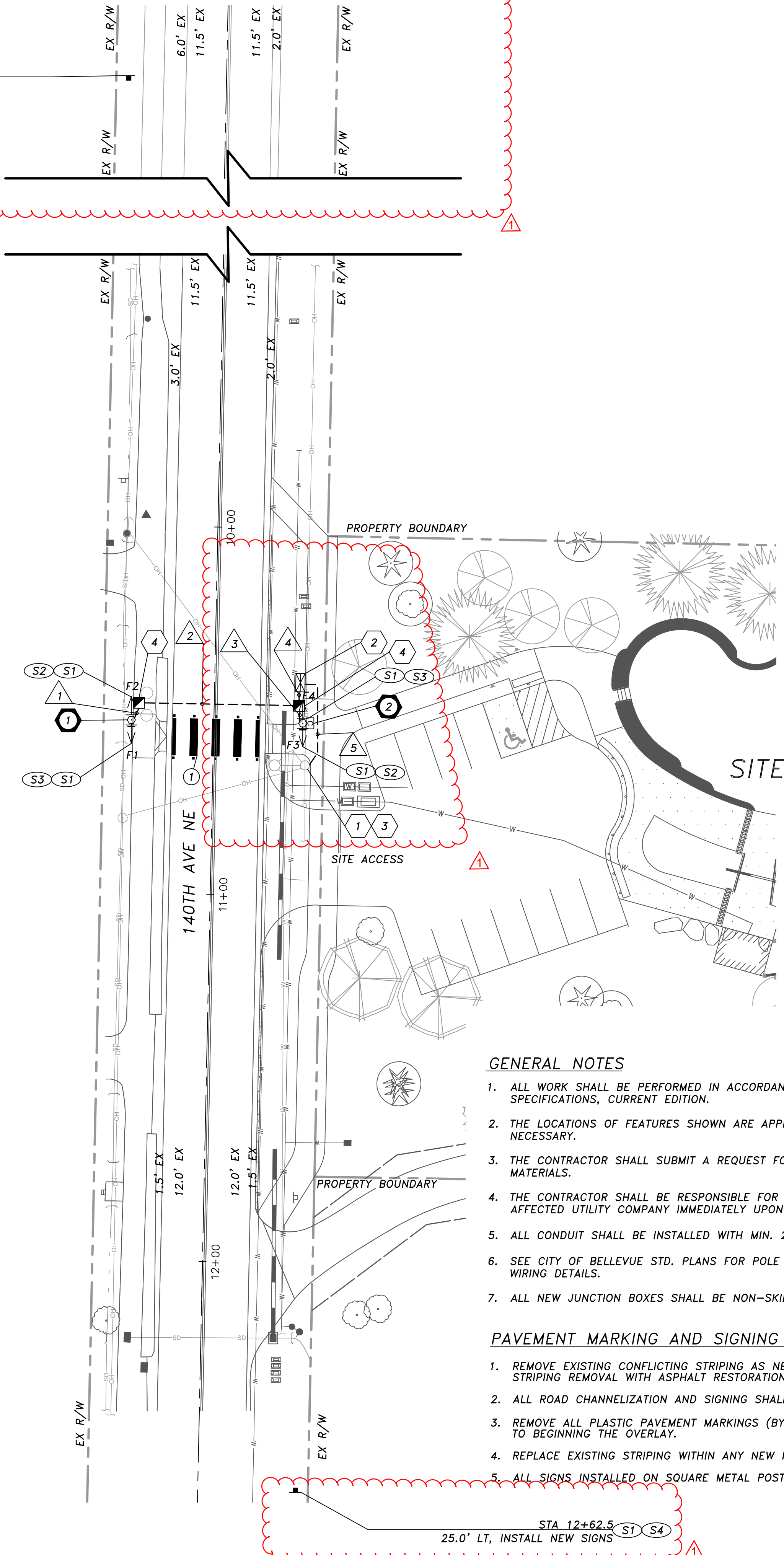








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PAVEMENT MARKING NOTES

1. INSTALL WHITE THERMOPLASTIC CONTINENTAL TYPE CROSSWALK WITH SUPPLEMENTAL RPMS PER CITY OF BELLEVUE DRAWING NUMBER CW-100-1.

RRFB CONSTRUCTION NOTES

1. CONSTRUCT FOUNDATION PER CITY OF BELLEVUE DRAWING NUMBER SL-140-2, OPTION B. FURNISH AND INSTALL 12FT PELCO PEDESTAL POLE WITH TWO 30"x30" W11-2 SIGNS, ONE 24"x12" W16-7P(L) SIGN, ONE 24"x12" W16-7P(R) SIGN, TWO RRFB UNITS, AND ONE PEDESTRIAN PUSHBUTTON, ON THE SIGNAL POLE. SEE POLE DETAILS, SHEET TS1.02 FOR CONFIGURATION OF SIGNS AND BEACONS ON THE POLE. NEW PEDESTRIAN PUSHBUTTON SHALL FACE SOUTH PARALLEL TO CROSSWALK.
2. CONSTRUCT FOUNDATION PER CITY OF BELLEVUE DRAWING NUMBER SL-140-2, OPTION B. FURNISH AND INSTALL 12FT PELCO PEDESTAL POLE WITH TWO 30"x30" W11-2 SIGNS, ONE 24"x12" W16-7P(L) SIGN, ONE 24"x12" W16-7P(R) SIGN, TWO RRFB UNITS, ONE PEDESTRIAN PUSHBUTTON AND ONE CONTROLLER UNIT WITH CABINET, ON THE SIGNAL POLE. SEE POLE DETAILS, SHEET TS1.02 FOR CONFIGURATION OF SIGNS AND BEACONS ON THE POLE. NEW PEDESTRIAN PUSHBUTTON SHALL FACE SOUTH PARALLEL TO CROSSWALK.
1. ASSUMED POWER SOURCE IS NEW TRANSFORMER ON EXISTING UTILITY POLE. CONTRACTOR SHALL COORDINATE WITH PSE TO VERIFY AVAILABILITY OF 120/240V SINGLE PHASE POWER DURING THE PERMITTING PROCESS. CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR COMPLETION OF ALL NECESSARY FORMS/APPLICATIONS ASSOCIATED WITH THE NEW POWER SOURCE AND PAYMENT OF ALL ASSOCIATED FEES. CONTRACTOR SHALL INSTALL CONDUIT AND CONDUCTORS TO THE POWER SOURCE. CONTRACTOR SHALL COORDINATE WITH PSE FOR FINAL POWER CONNECTION.
2. FURNISH AND INSTALL SERVICE CABINET PER CITY OF BELLEVUE STANDARDS SL-221-1 AND SL-230-1.
3. CONTRACTOR SHALL INSTALL RISER ON EXISTING UTILITY POLE. RISER SHALL CONNECT 3#2 FROM NEW TRANSFORMER TO NEW SERVICE CABINET FOR POWER FOR RRFB.
4. FURNISH AND INSTALL TYPE 2 JUNCTION BOX PER CITY OF BELLEVUE STANDARDS SL-160-1.

140TH AVE NE MIDBLOCK SIGNAL DISPLAY

RECTANGULAR RAPID FLASHING BEACON

NEW: F1,F2,F3,F4

SIGN LEGEND



W16-9P
24"x12"
S4

W16-7P(L)
30"x18"
S2

W16-7P(R)
30"x18"
S3

SIGNAL STANDARD POLE SCHEDULE

STD. NO.	REFERENCE ROADWAY	FIELD LOCATION			TYPE	BASE TYPE	REMARKS
		STATION	OFFSET	LT/RT			
1	140TH AVE NE	10+53.0	22.5'	X	FB	SLIP	FDN PER COB SL-140-2, OPTION B
2	140TH AVE NE	10+53.0	24.0'	X	FB	SLIP	FDN PER COB SL-140-2, OPTION B

CONDUIT & WIRING SCHEDULE

NO.	RACEWAY CONDUIT SIZE	FLASH/PPB 5C	RRFB PWR #6	SERVICE PWR #2	EQUIP. GRND. *
1	2" SCH40 PVC	1			1
2	2" SCH80 PVC	1			1
3	2" SCH80 PVC (SPARE)				1
4	2" SCH40 PVC	1	2		1
5	2" RGS		2		1

* EQUIPMENT GROUND SIZE SHALL BE EQUAL TO OR LARGER THAN THE LARGEST WIRE SIZE IN THE CONDUIT.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BELLEVUE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
2. THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
3. THE CONTRACTOR SHALL SUBMIT A REQUEST FOR MATERIALS APPROVAL TO THE CITY OF BELLEVUE PRIOR TO ORDERING MATERIALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY IMMEDIATELY UPON DAMAGE.
5. ALL CONDUIT SHALL BE INSTALLED WITH MIN. 24" COVER.
6. SEE CITY OF BELLEVUE STD. PLANS FOR POLE AND CONDUIT LAYOUT DETAILS, SERVICE CABINET/CONNECTION DETAILS, AND WIRING DETAILS.
7. ALL NEW JUNCTION BOXES SHALL BE NON-SKID.

PAVEMENT MARKING AND SIGNING GENERAL NOTES

1. REMOVE EXISTING CONFLICTING STRIPING AS NECESSARY TO ACCOMMODATE NEW STRIPING. CONTRACTOR TO COORDINATE STRIPING REMOVAL WITH ASPHALT RESTORATION WORK.
2. ALL ROAD CHANNELIZATION AND SIGNING SHALL BE PER CITY OF BELLEVUE STANDARD DRAWINGS, CURRENT EDITION.
3. REMOVE ALL PLASTIC PAVEMENT MARKINGS (BY MACHINE GRINDING) AND RPM'S WITHIN ANY ASPHALT OVERLAY LIMITS PRIOR TO BEGINNING THE OVERLAY.
4. REPLACE EXISTING STRIPING WITHIN ANY NEW PAVEMENT OVERLAY AREAS.
5. ALL SIGNS INSTALLED ON SQUARE METAL POST SHALL BE INSTALLED PER CITY OF BELLEVUE STANDARD SG-100-1.

LEGEND



PAVEMENT MARKING CONSTRUCTION NOTE



SIGNING CONSTRUCTION NOTE



SIGNAL POLE NUMBER



RRFB SIGNAL POLE & SIGNS



RRFB CONTROLLER CABINET



SERVICE CABINET



CONDUIT



EXISTING LUMINAIRE POLE

Berger Partnership Project Number: XXXXXXXXXX
 Project Name: t\active projects\Bridle Trails (Bellevue Parks) - 2021-240\design\deliverables\2022-xx-xx working\older\ca\Bridle Trails - master.rfb.dwg
 Date: 08.03.2022 4:13 PM By: Carina Tran
 Revision: 08.03.2022 4:13 PM By: Carina Tran

